

TOWN OF ASHFORD



2021 GRAND LIST REVALUATION COST MANUAL

**EQUALITY VALUATION SERVICES, LLC
TOWN OF ASHFORD CONNECTICUT
REVALUATION 2021**



Cama Cost Manual

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Valuation Methodology

In estimating the market values of the properties, the three usual approaches to value were considered; the sales comparison approach, the income capitalization approach and the cost approach. Each property was appraised utilizing the methods appropriate for that specific property, summarized as follows:

- Vacant Land- Comparable Sales Approach & Land Residual Analysis
- Improved Residential - Cost Approach & Comparable Sales Approach
- Improved Commercial - Cost Approach & Comparable Sales Approach and Income Approach
- Improved Industrial - Cost Approach & Comparable Sales Approach and Income Approach
- Condominium- Comparable Sales Approach
- Special Purpose and Exempt Property - Cost Approach / Comparable Sales Approach

Cost Approach

In developing the cost approach, land values were determined utilizing comparable land sales or land residual analysis. Additional land sales from outside town lines were developed if sufficient comparable sales within the Municipality did not exist. Replacement cost estimates for the buildings and site improvements were developed referencing Marshall Swift Valuation Service as well as local building cost. Trended historic costs were considered for recently constructed properties. Deductions for accrued depreciation, and/or additions for developer's profit were applied based on the physical inspection of the property and market factors. (Note: On Commercial Properties the Construction Quality is used as a function to adjust for intensity of use).

Sales Comparison Approach

This approach involves a study of recent transfers of properties similarly improved to the subject. These properties were compared and adjusted to the subject property, with consideration given to such value- influencing variables as time, location, physical characteristics of the site and improvements, financing, conditions of sale, etc.

Sales of comparable properties were physically inspected, verified and fully developed.

Since some Commercial properties compete outside the Municipality (i.e., drug stores, nursing homes, golf courses), sales of properties throughout the State were considered and developed. Accurate sales data serves as the foundation of the valuation process. All comparable sales were physically inspected, verified and fully developed. Terms of the sale, purchase price, financing, special conditions, etc. were explored and verified to judge the validity of the sales. Comparable sales throughout the State of Connecticut were developed for significant properties that compete outside the local market.

Income Approach

The income capitalization approach was developed via direct capitalization through the application of an overall capitalization rate. Gross rent multiplier analysis was developed for small multi-family properties. Market income, vacancy and expenses were arrived at by examining confidential income and expense (M-58) forms submitted by property owners, as well as gathering comparable data from like municipalities for regional properties. Capitalization rates were developed utilizing comparable sales data, the band-of-investment technique, debt-coverage formula, and investor surveys. Tax loads were applied based on consultation with the Assessor. Discounted cash flow analyses were developed as additional support if appropriate for the type of property under analysis.

Validity and Reliability Testing of Valuation Estimates

eQuality Valuation Services utilizes the industry-standard SPSS 10.00 statistical program to measure and test the statistical reliability of sales. The following tests and analyses were conducted to ensure a quality revaluation:

- Coefficient of Dispersion and Variance tests
- Price Related Differential Testing
- Use of MRA Statistics to measure the effect of variables on value
- Use of MRA Statistics to create valuation models
- Isolating the effect of age, style and location on value
- Statistical Measures of Standard Deviation, Mean, Mode and

Median

- Tracking of Listings and sales
- Verification of sales data to include conditions of sale, financing, and terms of transfer

Building Data Collection

An inventory of all properties was conducted, collecting both physical and location attributes. An external inspection may have performed on properties.

An external inspection may include gathering data on:

Story height, style, roof type, exterior, as well as the class and condition.

At this time sketch information is also collected including measurements of the perimeter of the building and any additions. In addition, characteristics of outbuilding data were also collected.

Upon an interior inspection, items such as room counts, heating, cooling and fuel types, basement and attic statistics, as well as other miscellaneous features.

During the data collection process obsolescence factors may be determined. A functional obsolescence may be applied where defects in design could adversely affect value. An external obsolescence factor is applied where it is evident that external influences have adversely affected value.

Data collected may be objective or subjective. Subjective characteristic requires a judgment: they are not directly measurable, observable or verifiable.

Grade / Class

(19 or Higher) or (AA- AA AA+) Buildings generally having an excellent to superior architectural style and design, constructed with fine workmanship throughout. The finest quality materials. Superior quality interior finish and built-in features. Deluxe heating system and very good grade plumbing and lighting fixtures.

(14 – 18) or (A- A A+) Architecturally attractive buildings constructed with very good quality materials and workmanship throughout. High quality interior finish and built-in features. Deluxe heating system and very good grade plumbing and lighting fixtures.

(10 – 13) or (B- B B+) Buildings constructed with good quality materials and above average workmanship throughout. Moderate architectural treatment.

Good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.

(8 – 9) or (C C+) Buildings constructed with average to above average quality materials and workmanship throughout, conforming to the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average to above average quality interior finish and built-in features. Standard grade heating, plumbing and lighting fixtures.

(4 – 7) or (D- D D+ C-) Buildings constructed with economy quality materials and fair workmanship throughout. Void of architectural treatment. Cheap quality interior finish and built-in features. Low-grade heating, plumbing and lighting fixtures.

(1 – 3) or (E- E E+) Buildings constructed with a very cheap grade of materials and very poor quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. They meet minimum building code requirements. Low-grade heating, plumbing and lighting fixtures.

Condition

Condition is relative to the year built, and is determined based on the type of maintenance and improvements done to the building. For example, a house built in 2012 with granite countertops, hardwood floors, and brand-new fixtures may have a condition of “Average.” This is because the house contains all the elements you would expect from a brand-new house (i.e. granite, hardwood, etc.) It is average for the year in which it was built. If a house that was built in 1950, on the other hand, is remodeled with granite countertops, hardwood floors, and brand-new fixtures, it would have a condition of “Good or Very Good.” This is because the house has been upgraded and is in better condition than the year it was built. We also utilize a combination to address a condition in between each category (i.e Average/Good or Average/Fair).

Excellent	Buildings that may have been completely remodeled. All facets of the home have been upgraded, making it newer than the year it was actually built.
Very Good	Buildings that are very well maintained and have undergone a considerable number of upgrades.
Good	Buildings that have been updated and have modern amenities.
Average	Buildings that are of average maintenance for the year in which it was built.
Fair	Buildings that need major improvements but are livable.
Poor	Buildings that are barely livable and appear ready for demolition.

Residential Cost Calculations

The costing tables, included in this document, are used in determining the value of a structure.

Base Cost:

First, the BASE RATE is determined using the following factors.

- The STYLE/BASE RATE is derived based on the DESIGN STYLE. This will also determine the SIZE TABLE and STORY HEIGHT table for the structure.
- SIZE FACTOR is derived based on the Finished Area from the Building Characteristics page using the Size table from the Style/Base rate table.
- STORY FACTOR is derived based on the Story Height from the Building Characteristics page using the Story Height table from the Style/Base rate table above.
- CONSTRUCTION FACTOR is derived based on the Construction from the Building Characteristics page using the Construction Table.
- CLASS FACTOR is derived based on the Class from the Building Characteristics page using the Class Table.

Formula;

BASE RATE = (Style/Base Rate) *(Size Factor) *(Story Factor) *(Construction) *(Class)

The BASE COST is determined by multiplying the Finished Area by the BASE RATE.

*BASE COST = BASE RATE * FINISHED AREA*

SPECIAL FEATURES

Special Features are added on to the BASE COST.

The FEATURES are used to determine any additional cost adjustments to the structure. For example, a whirlpool will add to the BASE COST mentioned above.

The SPECIAL FEATURE table contains various fields used in determining the cost for each item.

The FEATURE column is the name of the field on the Building Characteristics screen. The Cost Item column represents the various options for this feature.

The RATE is value to be multiplied. The Unit/Rate/Percent field has the following options: U (Unit), P (Percent), AT (Total Area), AB (Area of the basement) and A1 (Area of the 1st floor) and Basement Finish.

Special Feature Cost = UNIT RATE*AREA or NUMBER DEPRECIATION.

Depreciation for Structure

Finally, the effective age of the structure is used to determine its depreciation. The effective age table is based on the Life Expectancy from the Class table, and the Effective age, from the Building Characteristics page.

Outbuilding/Component Cost Calculations

The Outbuilding Type and Description determines the cost items for each outbuilding. Outbuildings use straight line depreciation or the depreciation of the main building. They may have their own life expectancy or they can use the building life expectancy.

This table is used to determine how to price an outbuilding.

Outbuilding Type defines the outbuilding and the Description further defines it. This normally is its' construction such as an outbuilding that is a Shed with a construction of Metal.

First, the BASE COST is determined using the following factors.

BASE COST= Rate* Unit or Rate or Percent* Outbuilding Area

- Class Factor - The class on the Outbuilding Characteristics page is used to derive the factor from the Class Table.
- Depreciation - From the Residential Cost Tables using the components Year Built and Condition Code, the Effective Age/Condition cost table is used to determine the effective age.

The outbuilding class is used to lookup the economic life expectancy table to use in the Class cost table.

It then uses the Deprecation table based on the Life Expectancy code to get the physical depreciation percent to use.

FINAL COST= Base Cost *(Size or Unit) * Class Factor* Depreciation

Land Calculations

For Residential and Vacant Land, each land line item is calculated separately. When 490 is used the acres to calculate for the line item are the total acres.

The zone, size and neighborhood could be the adjustment factors.

HOUSE LOT or PRIME SITE= RATE* ADJ FACTOR* ZONE OR NEIGHBORHOOD FACTOR

EXCESS= EXCESS ACRES *RATE* ADJ FACTOR* ZONE OR NEIGHBORHOOD FACTOR

LAND VALUE= HOUSE LOT+ EXCESS.

The LAND VALUE WITHOUT 490 goes thru the land value calculation but does not include any 490 acres in the calculation.

For each 490 category the calculation is:

490 LAND VALUE= ACRES *RATE

The TOTAL APPRAISED LAND VALUE = LAND VALUE WITHOUT 490 + 490 LAND VALUE.

LAND INFLUENCE FACTOR

After the land value is calculated, land influence factors may be applied to the land value. The influence factor may be an increase or decrease in the land value. An example would be an increase due to Water Front, or a decrease due to Traffic.

Design Styles

Below is a list of common design styles, along with a definition and picture of each. *Please note that some towns may have additional and/or differing design styles or not have particular styles in town/city.*

A - Frame



An A-frame house is an architectural house style featuring steeply-angled sides (roofline) that usually begin at or near the foundation line, and meet at the top in the shape of the letter A. An A-frame ceiling can be open to the top rafters

Antique



An Antique is classified as a home usually built prior to 1865. It is of superior construction which has proven to stand up to time.

Apartment/Garage



Finished and heated area over garage. It will sometimes be used as an office or studio. Usually it will contain a kitchen and bathroom.

Bungalow/Cottage



Bungalow/Cottage will have features usually including: low-pitch roof lines on a gabled or hipped roof; deeply overhanging eaves; exposed rafters and a front porch beneath an extension of the main roof. Some cases no heat or plumbing.

Cape



The Cape, also known as a Cape Cod, is characterized as being built close to ground level. It has a high-pitched roof which may have full or partial dormers. This upper floor may or may not have a finished area.

Colonial



The Colonial is generally a two or two and a half story residence. It is characterized by balanced openings on the main façade.

Contemporary



The Contemporary design can be a one, two or multi-level home. It usually has more open space areas and large windows.

Custom Built



Custom homes are architecturally unique and are built to the owner's particular specifications. These homes are generally of very high quality. They are often large and spacious, and may include many special features.

Duplex



A Duplex has two units either side-by-side or on two different floors. The former often looks like two houses put together, sharing a wall, the latter usually appears as a townhouse, but with two different entrances. A duplex may be purchased a single piece of real estate, or there can be separate titles for each unit.

Dutch Gambrel



The Dutch Gambrel is characterized by its roof. It has two flat surfaces on each side of the ridge of the roof. The initial downward slope from the roof ridge is an angle of about 22 degrees which then steepens to an angle of about 45 degrees. It may or may not have dormers.

French Provincial



One of the most distinctive characteristics of many French buildings is the tall second story windows, often arched at the top, that break through the cornice and rise above the eaves. Modeled after country manors in the French provinces, these brick or stucco homes are stately and formal. They have steep hipped roofs and a square, symmetrical shape with windows balanced on each side of the entrance. The tall second story windows add to the sense of height.

Greek Revival



A style of architecture and decoration prevalent in the first half of the 19th century characterized by imitation of ancient Greek designs and ornamented motifs.

High Ranch



The lower story is at ground level or partially submerged below grade. From the main entrance, a full flight of stairs leads to the main living areas on the upper level.

Log Home



A log house (or log home) is structurally identical to a log cabin (a house typically made from logs that have not been milled into conventional lumber).

Multi Family



Multi-family property is defined as property with more than one, but less than five, dwelling units it usually has multiple entries. The living area for each family is generally not distinguishable from the outside of the home.

Raised Ranch



The Raised Ranch includes two short sets of stairs and two levels. The entry is between floors. The front door opens to a landing. Usually contains one short flight of stairs leads up to the top floor; another short flight of stairs leads down.

Ranch



A Ranch is a one story residence with a roof of medium slope. The ranch house is noted for its long, close-to-the-ground profile.

Salt Box



Colonial style with a severely pitched roof, normally located at the back of the house, which dramatically reduces living space.

Split Level



Split levels have 3 levels of finished area. The lower level and upper level are over each other like in a 2 story. The intermediate level is adjacent to the other levels and is built about half way between a floor and its ceiling of the other part of the house. There are typically two small sets of stairs that attach the one story section of the house to the two story section.

Mobile Home



A Trailer is often referred to as a mobile home. It is characterized by a steel undercarriage which may be mounted on a permanent or semi-permanent foundation.

Tudor



Tudor style home traits may include decorative half-timbering, steeply pitched roof, prominent cross gables. Tall narrow windows along with massive chimneys often topped with decorative chimney pots.

Victorian



The term Victorian architecture can refer to one of a number of architectural styles predominantly employed during the Victorian era. They normally are highly decorated houses.

Garrison Colonial



A garrison is an architectural style of house, typically two stories with the second story overhanging in the front.

Residential Design and Class

Ashford Revaluation 2021					
Style	Base Rate	Size Table	Story Height	Class	Factor
Antique	85.0000	B	A	A	1.5500
Bungalow	100.0000	C	A	A+	1.7000
Cape	115.0000	C	A	A-	1.4500
Colonial	85.0000	B	A	AA	2.0000
Contemporary	85.0000	B	A	AA+	2.1500
Conventional	95.0000	B	A	AA-	1.8500
Cottage	110.0000	C	A	AAA	2.4000
Duplex	75.0000	B	A	AAA-	2.2500
Dutch Colonial	85.0000	B	A	B	1.2000
Finished Area/OutBuilding	50.0000	C	A	B+	1.3000
Mobile Home	30.0000	C	A	B-	1.1500
Modular Ranch	80.0000	C	A	C	1.0000
Multi Family	75.0000	B	A	C+	1.1000
Raised Ranch	120.0000	C	A	C-	0.8500
Ranch	110.0000	C	A	D	0.7500
Salt Box	85.0000	B	A	D+	0.8000
Split Level	100.0000	C	A	D-	0.6500
Studio/Office	50.0000	C	A	E	0.5000
				E+	0.5500
				E-	0.4500

Residential Size Adjustment

Ashford Revaluation 2021		
Size Table Code	Square Foot	Factor
A	900	1.2300
A	1,000	1.2100
A	1,200	1.1900
A	1,400	1.1800
A	1,500	1.1600
A	1,600	1.1400
A	1,700	1.1200
A	1,800	1.1000
A	1,900	1.0800
A	2,000	1.0600
A	2,100	1.0400
A	2,200	1.0200
A	2,300	1.0100
A	2,400	1.0000
A	2,500	1.0000
A	2,600	0.9900
A	2,800	0.9800
A	3,000	0.9700
A	3,200	0.9500
A	3,400	0.9300

Residential Size Adjustment

Ashford Revaluation 2021		
Size Table Code	Square Foot	Factor
A	3,600	0.9100
A	3,800	0.8900
A	4,000	0.8700
A	4,200	0.8600
A	4,400	0.8500
A	4,600	0.8400
A	4,800	0.8300
A	5,000	0.8200
A	5,200	0.8100
A	5,400	0.8000
A	5,600	0.8000
B	100	1.2200
B	800	1.1600
B	1,000	1.1300
B	1,200	1.1000
B	1,400	1.0700
B	1,600	1.0400
B	1,800	1.0300
B	2,000	1.0200
B	2,200	1.0100
B	2,400	1.0000

Residential Size Adjustment

Ashford Revaluation 2021		
Size Table Code	Square Foot	Factor
B	2,600	0.9700
B	2,800	0.9400
B	3,000	0.9100
B	3,200	0.8800
B	3,400	0.8500
B	3,600	0.8200
B	3,800	0.7900
B	4,000	0.7600
B	4,200	0.7500
B	4,400	0.7500
B	4,600	0.7500
B	4,800	0.7500
B	5,000	0.7600
B	5,500	0.7500
B	6,000	0.7500
B	6,500	0.7500
B	7,000	0.7500
B	8,000	0.7500
B	9,000	0.7500
B	10,000	0.7500
B	12,000	0.7500

Residential Size Adjustment

Ashford Revaluation 2021		
Size Table Code	Square Foot	Factor
B	14,000	0.7500
C	100	1.0000
C	700	1.1200
C	800	1.1000
C	900	1.0800
C	1,000	1.0600
C	1,100	1.0400
C	1,200	1.0200
C	1,300	1.0000
C	1,400	0.9800
C	1,500	0.9600
C	1,600	0.9400
C	1,700	0.9200
C	1,800	0.9000
C	1,900	0.8800
C	2,000	0.8600
C	2,100	0.8400
C	2,200	0.8200
C	2,300	0.8000
C	2,400	0.7800
C	2,500	0.7600

Residential Size Adjustment

Ashford Revaluation 2021		
Size Table Code	Square Foot	Factor
C	2,600	0.7400
C	2,700	0.7200
C	2,800	0.7000
C	2,900	0.6800
C	3,000	0.6700
C	4,000	0.6600
C	10,000	0.6500
D	100	1.0300
D	200	1.0200
D	300	1.0100
D	400	1.0000
D	600	0.9900
D	800	0.9800
D	1,000	0.9700
D	1,300	0.9600
D	1,800	0.9500
D	2,000	0.9400

Residential Story Height and Construction

Ashford Revaluation 2021					
Story Table	Story Height	Factor		Construction	Factor
A	1	1.0000		Masonry	1.0500
A	1.40	1.0000		Steel	1.1500
A	1.50	1.0000		WF w/Msnry Ven	1.0200
A	1.65	1.0000		Wood Frame	1.0000
A	1.75	1.0000			
A	1.90	1.0000			
A	2.00	1.0000			
A	2.40	1.0000			
A	2.50	1.0000			
A	2.65	1.0000			
A	2.75	1.0000			
A	2.90	1.0000			
A	3.00	1.0000			

Residential Special Features

Ashford Revaluation 2021

Feature Category	Feature Type	Building Type	Feature Rate	Use Class	Use Base Rate	Costing Type	Qty Only
Basement_Garages	Bays	Residential	2,000.00	Yes	No	Unit	Yes
Basement_Room_Style	Average Quality	Residential	20.00	Yes	No	Basement Finished	No
Basement_Room_Style	Better Quality	Residential	30.00	Yes	No	Basement Finished	No
Basement_Room_Style	Finished Lower Level	Residential	35.00	Yes	No	Basement Finished	No
Basement_Room_Style	Good Finished Basement	Residential	25.00	Yes	No	Basement Finished	No
Basement_Room_Style	Semi Finished	Residential	7.00	Yes	No	Basement Finished	No
Basement_Room_Style	Very Good	Residential	40.00	Yes	No	Basement Finished	No
Basement_Type	Basement	Residential	20.00	No	No	Area (Basement)	No
Cooling	Central	Residential	4.00	No	No	Area (Total)	No
Cooling	Ductless	Residential	2.00	No	No	Area (Total)	No
Cooling	Heat Pump	Residential	2.00	No	No	Area (Total)	No
Cooling	Vapor Cooler	Residential	2.00	No	No	Area (Total)	No
FullBaths	Full Baths	Residential	10,000.00	Yes	No	Unit	Yes
HalfBaths	Half Baths	Residential	6,000.00	Yes	No	Unit	Yes
Heating_System	None	Residential	-5.00	No	No	Percent	No
Kitchens	Kitchens	Residential	10,000.00	Yes	No	Unit	Yes
Special Features	Basement Sink	Residential	500.00	Yes	No	Unit	Yes
Special Features	Bidet	Residential	200.00	Yes	No	Unit	Yes
Special Features	Double Sink	Residential	500.00	Yes	No	Unit	Yes
Special Features	Extra Bath Sink	Residential	300.00	Yes	No	Unit	Yes
Special Features	Extra Fixtures	Residential	1,000.00	Yes	No	Unit	Yes

Residential Special Features

Feature Category	Feature Type	Building Type	Feature Rate	Use Class	Use Base Rate	Costing Type	Qty Only
Special Features	Extra FP Opening	Residential	1,500.00	Yes	No	Unit	Yes
Special Features	Extra Kitchen		10,000.00	Yes	No	Unit	Yes
Special Features	Extra Kitchen Sink	Residential	500.00	Yes	No	Unit	Yes
Special Features	Extra Shower	Residential	1,000.00	Yes	No	Unit	Yes
Special Features	Fireplace	Residential	3,000.00	Yes	No	Unit	Yes
Special Features	Fireplace 1.5 Story	Residential	3,500.00	Yes	No	Unit	Yes
Special Features	Fireplace 2 Story	Residential	4,000.00	Yes	No	Unit	Yes
Special Features	Gas Fireplace	Residential	1,000.00	Yes	No	Unit	Yes
Special Features	Hard Wired Generator		5,000.00	No	No	Unit	Yes
Special Features	Hot Tub	Residential	750.00	No	No	Unit	Yes
Special Features	Indoor Pool	Residential	5,000.00	Yes	No	Unit	Yes
Special Features	Laundry Sink	Residential	500.00	Yes	No	Unit	Yes
Special Features	Non-functioning Fireplace	Residential	1,000.00	Yes	No	Unit	Yes
Special Features	Outdoor Shower	Residential	1,000.00	Yes	No	Unit	Yes
Special Features	Pellet or Wood Stove	Residential	1,000.00	Yes	No	Unit	Yes
Special Features	Slop Sink	Residential	500.00	Yes	No	Unit	Yes
Special Features	Steam Shower	Residential	5,000.00	Yes	No	Unit	Yes
Special Features	Wet Sprinklers		1.50	No	No	Area (Total)	Yes
Special Features	Whirlpool	Residential	1,000.00	Yes	No	Unit	Yes
Special Features	Whirlpool Tub	Residential	1,000.00	Yes	No	Unit	Yes
Unit_Code	Family Suite	Residential	0.00	No	No	Unit	No

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Excellent	2026	1
Excellent	2021	1
Excellent	2016	1
Excellent	2011	1
Excellent	2006	1
Excellent	2001	1
Excellent	1996	1
Excellent	1991	1
Excellent	1986	1
Excellent	1981	1
Excellent	1976	2
Excellent	1971	3
Excellent	1966	4
Excellent	1961	5
Excellent	1951	6
Excellent	1941	7
Excellent	1931	8
Excellent	1921	9
Excellent	1911	10
Excellent	1901	12
Excellent	1881	18

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Excellent	1851	22
Excellent	1801	26
Excellent	1492	30
Poor	2026	1
Poor	2021	3
Poor	2016	11
Poor	2011	14
Poor	2006	17
Poor	2001	21
Poor	1996	24
Poor	1991	27
Poor	1986	30
Poor	1981	34
Poor	1976	39
Poor	1971	43
Poor	1966	47
Poor	1961	51
Poor	1951	54
Poor	1941	57
Poor	1931	60
Poor	1921	63
Poor	1911	66
Poor	1901	69

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Poor	1881	72
Poor	1851	75
Poor	1801	77
Poor	1492	80
Very Poor	2026	2
Very Poor	2021	5
Very Poor	2016	14
Very Poor	2011	17
Very Poor	2006	20
Very Poor	2001	24
Very Poor	1996	27
Very Poor	1991	30
Very Poor	1986	33
Very Poor	1981	37
Very Poor	1976	42
Very Poor	1971	47
Very Poor	1966	51
Very Poor	1961	54
Very Poor	1951	59
Very Poor	1941	62
Very Poor	1931	65
Very Poor	1921	68
Very Poor	1911	70

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Very Poor	1901	73
Very Poor	1881	76
Very Poor	1851	80
Very Poor	1801	85
Very Poor	1492	85
Very Good/Excellent	2026	1
Very Good/Excellent	2021	1
Very Good/Excellent	2016	1
Very Good/Excellent	2011	1
Very Good/Excellent	2006	1
Very Good/Excellent	2001	1
Very Good/Excellent	1996	1
Very Good/Excellent	1991	2
Very Good/Excellent	1986	3
Very Good/Excellent	1981	4
Very Good/Excellent	1976	5
Very Good/Excellent	1971	6
Very Good/Excellent	1966	7
Very Good/Excellent	1961	8
Very Good/Excellent	1951	9
Very Good/Excellent	1941	12
Very Good/Excellent	1931	15
Very Good/Excellent	1921	18

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Very Good/Excellent	1911	21
Very Good/Excellent	1901	24
Very Good/Excellent	1881	27
Very Good/Excellent	1851	30
Very Good/Excellent	1801	32
Very Good/Excellent	1492	35
Very Good	2026	1
Very Good	2021	1
Very Good	2016	1
Very Good	2011	1
Very Good	2006	1
Very Good	2001	2
Very Good	1996	3
Very Good	1991	4
Very Good	1986	5
Very Good	1981	6
Very Good	1976	7
Very Good	1971	9
Very Good	1966	11
Very Good	1961	14
Very Good	1951	17
Very Good	1941	20
Very Good	1931	23

01-19-2022

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Very Good	1921	26
Very Good	1911	28
Very Good	1901	30
Very Good	1881	33
Very Good	1851	35
Very Good	1801	37
Very Good	1492	40
Good/Very Good	2026	1
Good/Very Good	2021	1
Good/Very Good	2016	1
Good/Very Good	2011	1
Good/Very Good	2006	2
Good/Very Good	2001	4
Good/Very Good	1996	6
Good/Very Good	1991	8
Good/Very Good	1986	10
Good/Very Good	1981	12
Good/Very Good	1976	14
Good/Very Good	1971	16
Good/Very Good	1966	19
Good/Very Good	1961	22
Good/Very Good	1951	25
Good/Very Good	1941	28

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Good/Very Good	1931	31
Good/Very Good	1921	34
Good/Very Good	1911	36
Good/Very Good	1901	37
Good/Very Good	1881	38
Good/Very Good	1851	40
Good/Very Good	1801	42
Good/Very Good	1492	45
Good	2026	1
Good	2021	1
Good	2016	1
Good	2011	3
Good	2006	6
Good	2001	9
Good	1996	12
Good	1991	15
Good	1986	18
Good	1981	21
Good	1976	24
Good	1971	27
Good	1966	30
Good	1961	33
Good	1951	36

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Good	1941	37
Good	1931	38
Good	1921	39
Good	1911	40
Good	1901	41
Good	1881	43
Good	1851	45
Good	1801	47
Good	1492	49
Average/Good	2026	1
Average/Good	2021	1
Average/Good	2016	3
Average/Good	2011	6
Average/Good	2006	9
Average/Good	2001	12
Average/Good	1996	15
Average/Good	1991	18
Average/Good	1986	21
Average/Good	1981	24
Average/Good	1976	27
Average/Good	1971	30
Average/Good	1966	33
Average/Good	1961	36

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Average/Good	1951	39
Average/Good	1941	41
Average/Good	1931	43
Average/Good	1921	44
Average/Good	1911	45
Average/Good	1901	46
Average/Good	1881	47
Average/Good	1851	48
Average/Good	1801	49
Average/Good	1492	52
Average	2026	1
Average	2021	1
Average	2016	6
Average	2011	9
Average	2006	12
Average	2001	15
Average	1996	18
Average	1991	21
Average	1986	24
Average	1981	27
Average	1976	30
Average	1971	33
Average	1966	36

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Average	1961	39
Average	1951	42
Average	1941	44
Average	1931	46
Average	1921	47
Average	1911	48
Average	1901	49
Average	1881	50
Average	1851	51
Average	1801	52
Average	1492	55
Average/Fair	2026	1
Average/Fair	2021	1
Average/Fair	2016	7
Average/Fair	2011	10
Average/Fair	2006	13
Average/Fair	2001	16
Average/Fair	1996	19
Average/Fair	1991	22
Average/Fair	1986	26
Average/Fair	1981	29
Average/Fair	1976	33
Average/Fair	1971	37

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Average/Fair	1966	41
Average/Fair	1961	44
Average/Fair	1951	46
Average/Fair	1941	49
Average/Fair	1931	52
Average/Fair	1921	55
Average/Fair	1911	57
Average/Fair	1901	59
Average/Fair	1881	61
Average/Fair	1851	64
Average/Fair	1801	66
Average/Fair	1492	68
Fair	2026	1
Fair	2021	2
Fair	2016	9
Fair	2011	12
Fair	2006	15
Fair	2001	18
Fair	1996	21
Fair	1991	24
Fair	1986	28
Fair	1981	32
Fair	1976	36

Residential Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Fair	1971	40
Fair	1966	44
Fair	1961	47
Fair	1951	50
Fair	1941	53
Fair	1931	55
Fair	1921	58
Fair	1911	61
Fair	1901	64
Fair	1881	67
Fair	1851	69
Fair	1801	69
Fair	1492	70

Residential Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
100	1	1.0000
100	2	2.0000
100	3	3.0000
100	4	4.0000
100	5	5.0000
100	6	6.0000
100	7	7.0000
100	8	8.0000
100	9	9.0000
100	10	10.0000
100	11	11.0000
100	12	12.0000
100	13	13.0000
100	14	14.0000
100	15	15.0000
100	16	16.0000
100	17	17.0000
100	18	18.0000
100	19	19.0000
100	20	20.0000
100	21	21.0000

Residential Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
100	22	22.0000
100	23	23.0000
100	24	24.0000
100	25	25.0000
100	26	26.0000
100	27	27.0000
100	28	28.0000
100	29	29.0000
100	30	30.0000
100	31	31.0000
100	32	32.0000
100	33	33.0000
100	34	34.0000
100	35	35.0000
100	36	36.0000
100	37	37.0000
100	38	38.0000
100	39	39.0000
100	40	40.0000
100	41	41.0000
100	42	42.0000
100	43	43.0000
100	44	44.0000

Residential Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
100	45	45.0000
100	46	46.0000
100	47	47.0000
100	48	48.0000
100	49	49.0000
100	50	50.0000
100	51	51.0000
100	52	52.0000
100	53	53.0000
100	54	54.0000
100	55	55.0000
100	56	56.0000
100	57	57.0000
100	58	58.0000
100	59	59.0000
100	60	60.0000
100	61	61.0000
100	62	62.0000
100	63	63.0000
100	64	64.0000
100	65	65.0000
100	66	66.0000
100	67	67.0000

Residential Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
100	68	68.0000
100	69	69.0000
100	70	70.0000
100	71	71.0000
100	72	72.0000
100	73	73.0000
100	74	74.0000
100	75	75.0000
100	76	76.0000
100	77	77.0000
100	78	78.0000
100	79	79.0000
100	80	80.0000
100	81	81.0000
100	82	82.0000
100	83	83.0000
100	84	84.0000
100	85	85.0000
100	86	86.0000
100	87	87.0000
100	88	88.0000
100	89	89.0000
100	90	90.0000

Residential Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
100	91	91.0000
100	92	92.0000
100	93	93.0000
100	94	94.0000
100	95	95.0000
100	96	96.0000
100	97	97.0000
100	98	98.0000
100	99	99.0000
100	100	100.0000

Residential Depreciation

Ashford Revaluation 2021

Table 100	Excellent		Poor		Very Poor		Very Good/Excellent		Very Good		Good/Very Good		Good		Average/Good	
	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr
2026	1	0.01	1	0.01	2	0.02	1	0.01	1	0.01	1	0.01	1	0.01	1	0.01
2021	1	0.01	3	0.03	5	0.05	1	0.01	1	0.01	1	0.01	1	0.01	1	0.01
2016	1	0.01	11	0.11	14	0.14	1	0.01	1	0.01	1	0.01	1	0.01	3	0.03
2011	1	0.01	14	0.14	17	0.17	1	0.01	1	0.01	1	0.01	3	0.03	6	0.06
2006	1	0.01	17	0.17	20	0.20	1	0.01	1	0.01	2	0.02	6	0.06	9	0.09
2001	1	0.01	21	0.21	24	0.24	1	0.01	2	0.02	4	0.04	9	0.09	12	0.12
1996	1	0.01	24	0.24	27	0.27	1	0.01	3	0.03	6	0.06	12	0.12	15	0.15
1991	1	0.01	27	0.27	30	0.30	2	0.02	4	0.04	8	0.08	15	0.15	18	0.18
1986	1	0.01	30	0.30	33	0.33	3	0.03	5	0.05	10	0.10	18	0.18	21	0.21
1981	1	0.01	34	0.34	37	0.37	4	0.04	6	0.06	12	0.12	21	0.21	24	0.24
1976	2	0.02	39	0.39	42	0.42	5	0.05	7	0.07	14	0.14	24	0.24	27	0.27
1971	3	0.03	43	0.43	47	0.47	6	0.06	9	0.09	16	0.16	27	0.27	30	0.30
1966	4	0.04	47	0.47	51	0.51	7	0.07	11	0.11	19	0.19	30	0.30	33	0.33
1961	5	0.05	51	0.51	54	0.54	8	0.08	14	0.14	22	0.22	33	0.33	36	0.36
1951	6	0.06	54	0.54	59	0.59	9	0.09	17	0.17	25	0.25	36	0.36	39	0.39
1941	7	0.07	57	0.57	62	0.62	12	0.12	20	0.20	28	0.28	37	0.37	41	0.41
1931	8	0.08	60	0.60	65	0.65	15	0.15	23	0.23	31	0.31	38	0.38	43	0.43

Residential Depreciation

Table 100	Average		Average/Fair		Fair	
	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr
2026	1	0.01	1	0.01	1	0.01
2021	1	0.01	1	0.01	2	0.02
2016	6	0.06	7	0.07	9	0.09
2011	9	0.09	10	0.10	12	0.12
2006	12	0.12	13	0.13	15	0.15
2001	15	0.15	16	0.16	18	0.18
1996	18	0.18	19	0.19	21	0.21
1991	21	0.21	22	0.22	24	0.24
1986	24	0.24	26	0.26	28	0.28
1981	27	0.27	29	0.29	32	0.32
1976	30	0.30	33	0.33	36	0.36
1971	33	0.33	37	0.37	40	0.40
1966	36	0.36	41	0.41	44	0.44
1961	39	0.39	44	0.44	47	0.47
1951	42	0.42	46	0.46	50	0.50
1941	44	0.44	49	0.49	53	0.53
1931	46	0.46	52	0.52	55	0.55

Residential Depreciation

Table 100	Excellent		Poor		Very Poor		Very Good/Excellent		Very Good		Good/Very Good		Good		Average/Good	
	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr
1921	9	0.09	63	0.63	68	0.68	18	0.18	26	0.26	34	0.34	39	0.39	44	0.44
1911	10	0.10	66	0.66	70	0.70	21	0.21	28	0.28	36	0.36	40	0.40	45	0.45
1901	12	0.12	69	0.69	73	0.73	24	0.24	30	0.30	37	0.37	41	0.41	46	0.46
1881	18	0.18	72	0.72	76	0.76	27	0.27	33	0.33	38	0.38	43	0.43	47	0.47
1851	22	0.22	75	0.75	80	0.80	30	0.30	35	0.35	40	0.40	45	0.45	48	0.48
1801	26	0.26	77	0.77	85	0.85	32	0.32	37	0.37	42	0.42	47	0.47	49	0.49
1492	30	0.30	80	0.80	85	0.85	35	0.35	40	0.40	45	0.45	49	0.49	52	0.52

Residential Depreciation

Table 100	Average		Average/Fair		Fair	
	Eff Age	Depr	Eff Age	Depr	Eff Age	Depr
1921	47	0.47	55	0.55	58	0.58
1911	48	0.48	57	0.57	61	0.61
1901	49	0.49	59	0.59	64	0.64
1881	50	0.50	61	0.61	67	0.67
1851	51	0.51	64	0.64	69	0.69
1801	52	0.52	66	0.66	69	0.69
1492	55	0.55	68	0.68	70	0.70

Components / Outbuildings

Ashford Revaluation 2021								
Type	Category	Rate	Use Class	Jse Base Rate	Costing Type	Life Expect	Max Depr	Quantity Only
Accessory Bldgs	Bath House Wtih Plumbing	24.00	Yes	No	Area (Total)	25	50	No
Accessory Bldgs	Cabin	45.00	Yes	No	Area (Total)	25	50	No
Accessory Bldgs	Cabin w/Plumbing	60.00	Yes	No	Area (Total)	25	50	No
Accessory Bldgs	CampCabin	175.00	Yes	No	Area (Total)	25	50	No
Accessory Bldgs	WorkShop Avg	22.00	Yes	No	Area (Total)	25	50	No
Attic	Unfinished Attic	18.00	Yes	No	Area (Total)	0	0	No
Barn	1 Story Barn	18.00	Yes	No	Area (Total)	25	50	No
Barn	1 Story Barn with Basement	20.00	Yes	No	Area (Total)	25	50	No
Barn	1 Sty CB Barn	20.00	Yes	No	Area (Total)	25	50	No
Barn	1S Metal Barn	12.00	Yes	No	Area (Total)	25	50	No
Barn	1S wLoft Metal Barn	15.00	Yes	No	Area (Total)	25	50	No
Barn	2 Story Barn	25.00	Yes	No	Area (Total)	25	50	No
Barn	Barn w/Loft	23.00	Yes	No	Area (Total)	25	50	No
Barn	Barn w/Loft and Basement	25.00	Yes	No	Area (Total)	25	50	No
Barn	Metal Pole Barn	14.00	Yes	No	Area (Total)	25	50	No
Barn	Pole Barn All Walls	16.00	Yes	No	Area (Total)	25	50	No
Basement	Extension	20.00	Yes	Yes	Area (Total)	25	50	No
Canopy	Canopy	15.00	Yes	Yes	Area (Total)	20	50	No
Canopy	Roof Extension Canopy	10.00	Yes	Yes	Area (Total)	20	50	No
Carport	Carport	10.00	Yes	No	Area (Total)	20	50	No
Cathedral/Loft	Cathedral	20.00	Yes	No	Area (Total)	0	0	No
Coop	Coop	10.00	Yes	Yes	Area (Total)	25	50	No
Courts	Tennis	25,000.00	Yes	Yes	Area (Total)	50	50	No
Deck	Composite Deck	22.00	Yes	No	Area (Total)	10	50	No
Deck	Pool Deck	10.00	No	No	Area (Total)	10	50	No

Components / Outbuildings

Ashford Revaluation 2021								
Type	Category	Rate	Use Class	Jse Base Rate	Costing Type	Life Expect	Max Depr	Quantity Only
Deck	Wood	18.00	Yes	No	Area (Total)	10	50	No
Deck	Wood Detached	15.00	Yes	No	Area (Total)	10	50	No
Dock	Res Dock	10.00	Yes	No	Area (Total)	25	50	No
Farm	Coop Frame	5.00	Yes	No	Area (Total)	20	50	No
Farm	Kennel	10.00	Yes	No	Area (Total)	20	50	No
Farm	Metal Stable	22.50	Yes	No	Area (Total)	20	50	No
Farm	Poultry House 1	7.00	Yes	No	Area (Total)	20	50	No
Farm	Riding Arena	20.00	Yes	No	Area (Total)	20	50	No
Farm	Stable	25.00	Yes	No	Area (Total)	20	50	No
Garage	2 Story Detached Garage	35.00	Yes	No	Area (Total)	0	0	No
Garage	Det Brick Stone	30.00	Yes	No	Area (Total)	0	0	No
Garage	Det Con Blk	30.00	Yes	No	Area (Total)	0	0	No
Garage	Detached Garage	25.00	Yes	No	Area (Total)	0	0	No
Garage	Detached Garage with Basement	27.00	Yes	No	Area (Total)	0	0	No
Garage	Detached Garage with Loft	28.00	Yes	No	Area (Total)	0	0	No
Garage	Frame	25.00	Yes	No	Area (Total)	0	0	No
Garage	Gar Lft Stone	32.00	Yes	No	Area (Total)	0	0	No
Garage	Steel Garage Av	20.00	Yes	No	Area (Total)	0	0	No
Greenhouse	Glass Greenhouse	12.00	Yes	No	Area (Total)	25	50	No
Greenhouse	Plastic Greenhouse	2.00	Yes	No	Area (Total)	25	50	No
Greenhouse	Res Att Greenhouse	12.00	No	No		0	0	No
Greenhouse	Residential	10.00	Yes	No	Area (Total)	25	50	No
Other	Generator	5,000.00	Yes	Yes	Unit	25	50	No
Other	Hard Wired Generator	5,000.00	Yes	Yes	Unit	25	50	No
Outside	Fireplace	3,000.00	Yes	No	Unit	25	50	No

Components / Outbuildings

Ashford Revaluation 2021								
Type	Category	Rate	Use Class	Jse Base Rate	Costing Type	Life Expect	Max Depr	Quantity Only
Outside	Gazebo	20.00	Yes	No	Area (Total)	25	50	No
Outside	Outdoor Sauna	2,500.00	Yes	No	Area (Total)	25	50	No
Outside	Pergola	10.00	Yes	No	Area (Total)	25	50	No
Patio	Brick	10.00	Yes	No	Area (Total)	25	50	No
Patio	Concrete Patio	10.00	Yes	No	Area (Total)	25	50	No
Patio	Det Flagstone	12.00	Yes	No	Area (Total)	25	50	No
Patio	Detached Patio	10.00	Yes	No	Area (Total)	25	50	No
Patio	Patio	10.00	Yes	No	Area (Total)	25	50	No
Patio	Paver	10.00	Yes	No	Area (Total)	25	50	No
Patio	Stone Patio	10.00	Yes	No	Area (Total)	25	50	No
Pool	Concrete	30.00	Yes	No	Area (Total)	35	50	No
Pool	Fiberglass	27.00	Yes	No	Area (Total)	25	50	No
Pool	Gunitite	35.00	Yes	No	Area (Total)	35	50	No
Pool	Vinyl	25.00	Yes	No	Area (Total)	35	50	No
Porch	Det Enclosed Porch	30.00	Yes	No	Area (Total)	10	50	No
Porch	Det Open Porch	15.00	Yes	No	Area (Total)	10	50	No
Porch	Det Screen Porch	20.00	Yes	No	Area (Total)	10	50	No
Porch	Enclosed	30.00	Yes	No	Area (Total)	0	0	No
Porch	Open	15.00	Yes	No	Area (Total)	0	0	No
Porch	Screen Porch	20.00	Yes	No	Area (Total)	0	0	No
Shed	Cell Shed	50.00	Yes	No	Area (Total)	25	50	No
Shed	Concrete Block/Frame	14.00	Yes	No	Area (Total)	20	50	No
Shed	Frame	12.00	Yes	No	Area (Total)	20	50	No
Shed	Lean To	5.00	Yes	No	Area (Total)	20	50	No
Shed	Masonry	16.00	Yes	No	Area (Total)	20	50	No
Shed	Metal	8.00	Yes	No	Area (Total)	20	50	Yes

Components / Outbuildings

Ashford Revaluation 2021								
Type	Category	Rate	Use Class	Jse Base Rate	Costing Type	Life Expect	Max Depr	Quantity Only
Shed	Vinyl Shed	13.00	Yes	No	Area (Total)	20	50	No
Unfinished Area	Unfinished Area	50.00	Yes	Yes	Area (Total)	50	50	No
Unfinished Area	Unfinished Half Story	18.00	Yes	Yes	Area (Total)	50	50	No
Utility	Storage	30.00	Yes	No	Area (Total)	20	50	No

Commercial Building Segment Use

Ashford Revaluation 2021						
Category	Use	Above Grade Base Rate	Above Grade Wall Height	Below Grade Base Rate	Below Grade Wall Height	Max Life Expenctancy
Apartments	Apartment/Office	100.0000	B	80.0000	B	80
Apartments	Apartments General	100.0000	A	80.0000	A	80
Apartments	Rooming House	120.0000	B	80.0000	B	80
Automotive	Auto Dealership	122.0000	C	97.0000	C	80
Automotive	Auto Repair	77.0000	A	60.0000	A	80
Automotive	Auto Sales Repair	100.0000	B	61.0000	B	80
Automotive	Car Wash Manual	101.0000	A	81.0000	A	80
Automotive	Car WashAutomatic	165.0000	A	132.0000	A	80
Automotive	Commercial Garage	80.0000	C	40.0000	C	80
Automotive	Maintenance Building	79.0000	A	63.0000	A	80
Automotive	Parking Structure	54.0000	B	44.0000	A	80
Automotive	Pre-Eng Garage	59.0000	C	32.0000	B	80
Automotive	Service Center	103.0000	C	82.0000	C	80
Automotive	Service Garage	78.0000	C	62.0000	C	80
Automotive	Showroom	137.0000	C	110.0000	C	80
Commercial Condominiums	Condo Commercial	50.0000	B	40.0000	B	80
Commercial Condominiums	Condo Industrial	77.0000	A	75.0000	A	80
Commercial Condominiums	Condo Office	100.0000	A	80.0000	A	80

Commercial Building Segment Use

Category	Use	Above Grade Base Rate	Above Grade Wall Height	Below Grade Base Rate	Below Grade Wall Height	Max Life Expenctancy
Elderly	Assisted Living	110.0000	A	82.0000	A	80
Elderly	Group Care Home	160.0000	A	128.0000	A	80
Elderly	Nursing Home	195.0000	A	156.0000	A	80
Elderly	Retirement Community	153.0000	A	120.0000	A	80
Entertainment	Bowling Center	129.0000	E	103.0000	E	80
Entertainment	Cultural Facility	143.0000	E	105.0000	E	80
Entertainment	Fitness Center	165.0000	E	132.0000	E	80
Entertainment	Health Club	80.0000	B	64.0000	B	80
Entertainment	Ice Skating Rink	156.0000	E	124.0000	E	80
Entertainment	Tennis/Racquetball Club	73.0000	C	50.0000	A	80
Entertainment	Theater - Cinema	170.0000	C	136.0000	C	80
Entertainment	Theater - Live-Stage	170.0000	C	136.0000	C	80
Farms/Barns		30.0000	C	30.0000	C	80
Farms/Barns	Arena	30.0000	E	20.0000	A	80
Farms/Barns	Barn	50.0000	B	40.0000	B	80
Farms/Barns	Campground	60.0000	A	50.0000	A	80
Farms/Barns	Kennel	130.0000	A	104.0000	A	80
Farms/Barns	Nursery	50.0000	B	35.0000	B	80
Farms/Barns	Rest Room Fac	218.0000	B	174.0000	B	80
Farms/Barns	Shed	40.0000	C	32.0000	C	80
Farms/Barns	Storage Building	50.0000	C	40.0000	C	80

Commercial Building Segment Use

Category	Use	Above Grade Base Rate	Above Grade Wall Height	Below Grade Base Rate	Below Grade Wall Height	Max Life Expenctancy
Industrial	Cold Storage Facility	100.0000	C	80.0000	C	80
Industrial	Distribution Warehouse	69.0000	E	55.0000	A	80
Industrial	Heavy Manufacturing	158.0000	E	126.0000	A	80
Industrial	Industrial/Condo	70.0000	B	70.0000	B	80
Industrial	Industrial/Office	60.0000	A	45.0000	A	80
Industrial	Light Industrial	53.0000	E	42.0000	C	80
Industrial	Mill Building	60.0000	E	48.0000	B	80
Industrial	Mini-Warehouse	50.0000	C	40.0000	C	80
Industrial	Office Warehouse	70.0000	B	35.0000	B	80
Industrial	Pre-Eng Mfg	59.0000	C	30.0000	B	80
Industrial	Pre-Eng Warehs	59.0000	C	30.0000	B	80
Industrial	Pump House	100.0000	C	80.0000	C	80
Industrial	Radio/TV Station	180.0000	A	146.0000	A	80
Industrial	Research & Development	100.0000	C	80.0000	C	80
Industrial	Self Storage	60.0000	B	48.0000	B	80
Industrial	Self Storage Climate Controlled	80.0000	B	64.0000	B	80
Industrial	Transit Warehouse	93.0000	E	75.0000	A	80
Industrial	Utility Building	120.0000	C	90.0000	C	80
Industrial	Warehouse	60.0000	E	48.0000	C	80
Lodging	Bed and Breakfast Inn	130.0000	A	104.0000	A	80
Lodging	Full Service Hotel	175.0000	B	125.0000	B	80

Commercial Building Segment Use

Category	Use	Above Grade Base Rate	Above Grade Wall Height	Below Grade Base Rate	Below Grade Wall Height	Max Life Expenctancy
Lodging	Motel	125.0000	A	100.0000	A	80
Miscellaneous Areas	Support Area	80.0000	B	60.0000	B	80
NonProfit/Church	Church - Sanctuary (Chapel)	220.0000	C	176.0000	A	80
NonProfit/Church	Church Educational Wing	156.0000	A	124.0000	A	80
NonProfit/Church	Church with Sunday School	146.0000	A	109.0000	A	80
NonProfit/Church	Fellowship Hall	167.0000	A	134.0000	A	80
NonProfit/Church	Foyer / Narthex	100.0000	A	75.0000	A	80
NonProfit/Church	Parish	220.0000	A	176.0000	A	80
NonProfit/Church	Religious	214.0000	A	171.0000	A	80
Office	Auxiliary Office	80.0000	B	64.0000	D	80
Office	Branch Post Office	165.0000	A	132.0000	A	80
Office	General Hospital	243.0000	C	170.0000	C	80
Office	Main Post Office	188.0000	B	150.0000	B	80
Office	Medical Building	193.0000	B	154.0000	D	80
Office	Office Building	150.0000	B	120.0000	D	80
Office	Office Conv	120.0000	B	96.0000	B	80
Office	Outpatient Surgical Center	292.0000	B	233.0000	A	80
Office	Professional Building	159.0000	B	120.0000	B	80
Office	Veterinary Hospital	189.0000	D	151.0000	D	80
Public Use	Community Recreation Center	210.0000	C	168.0000	C	80
Public Use	Community Service Building	166.0000	C	133.0000	C	80

Commercial Building Segment Use

Category	Use	Above Grade Base Rate	Above Grade Wall Height	Below Grade Base Rate	Below Grade Wall Height	Max Life Expenctancy
Public Use	Fire Station - Staffed	172.0000	C	138.0000	C	80
Public Use	Fire Station - Volunteer	95.0000	C	76.0000	C	80
Public Use	Funeral Home	85.0000	B	70.0000	B	80
Public Use	Governmental Building	200.0000	C	160.0000	C	80
Public Use	Jail - Correctional Facility	267.0000	B	214.0000	B	80
Public Use	Jail - Police Station	190.0000	B	152.0000	B	80
Public Use	Mortuary	150.0000	A	120.0000	A	80
Public Use	Municipal Comm	200.0000	A	160.0000	A	80
Public Use	Public Library	190.0000	C	152.0000	C	80
Residential	Res/Comm	100.0000	B	75.0000	B	80
Restaurant	Banquet Hall	150.0000	E	120.0000	E	80
Restaurant	Bar / Tavern	140.0000	B	100.0000	B	80
Restaurant	Fast Food	185.0000	B	148.0000	B	80
Restaurant	Restaurant	170.0000	B	136.0000	B	80
Restaurant	Snack Bar	110.0000	A	88.0000	A	80
Retail	Bank - Branch	230.0000	B	185.0000	B	80
Retail	Community Shopping Center	110.0000	B	80.0000	B	80
Retail	Convenience Store	122.0000	B	98.0000	B	80
Retail	Drug Store	142.0000	B	114.0000	B	80
Retail	Gas Station	200.0000	B	185.0000	B	80
Retail	Gas Station / Mini Mart	225.0000	B	190.0000	B	80

Commercial Building Segment Use

Category	Use	Above Grade Base Rate	Above Grade Wall Height	Below Grade Base Rate	Below Grade Wall Height	Max Life Expenctancy
Retail	Mall Anchor - Department / Big Box	120.0000	B	96.0000	B	80
Retail	Mini Unfinished Storage	40.0000	B	28.0000	A	80
Retail	Mini-Bank - Walk-Up / Drive-Thru	416.0000	A	332.0000	A	80
Retail	MiniStorage	50.0000	B	40.0000	B	80
Retail	Neighborhood Shopping Center	103.0000	B	75.0000	B	80
Retail	Regional Shopping Center	112.0000	B	93.0000	B	80
Retail	Retail / Apartment	100.0000	B	75.0000	B	80
Retail	Retail / Office	85.0000	B	82.0000	B	80
Retail	Retail / Storage	60.0000	A	45.0000	A	80
Retail	Retail Multi Occ	120.0000	B	96.0000	B	80
Retail	Retail Single Occ	115.0000	B	92.0000	B	80
Retail	Retail Store	115.0000	B	92.0000	B	80
Retail	Strip Center	95.0000	B	70.0000	B	80
Retail	Supermarket	120.0000	B	96.0000	B	80
Retail	Warehouse Discount Store	70.0000	C	56.0000	B	80
School	Administration Office	177.0000	A	142.0000	A	80
School	Classroom	178.0000	A	142.0000	A	80
School	College	225.0000	B	180.0000	B	80
School	Day Care Center	180.0000	A	144.0000	A	80
School	Dormitory	132.0000	B	99.0000	B	80
School	Elementary School	206.0000	A	165.0000	A	80

Commercial Building Segment Use

Category	Use	Above Grade Base Rate	Above Grade Wall Height	Below Grade Base Rate	Below Grade Wall Height	Max Life Expenctancy
School	Fieldhouse	144.0000	B	115.0000	B	80
School	Gymnasium	158.0000	E	126.0000	A	80
School	High School	203.0000	C	163.0000	A	80
School	Media Center / Library	189.0000	A	151.0000	A	80
School	Middle School	197.0000	C	158.0000	A	80
School	Physical Education Building	174.0000	A	139.0000	A	80
School	Public School	197.0000	A	158.0000	A	80
Special Purpose	Asphalt Plant	130.0000	E	87.0000	A	80
Special Purpose	Club House	135.0000	A	90.0000	A	80
Special Purpose	Concrete Plant	150.0000	A	120.0000	A	80
Special Purpose	Golf Course - Public	100.0000	A	90.0000	A	80
Special Purpose	Lodge	140.0000	B	112.0000	B	80
Special Purpose	Rock Mine	100.0000	A	80.0000	A	80
Special Purpose	Sewage Treatment Plant	1000.0000	C	800.0000	A	80

Commercial Wall Height

Ashford Revaluation 2021		
Table	Wall Height	Factor
A	10	1.0000
A	11	1.0200
A	12	1.0300
A	13	1.0500
A	14	1.0700
A	15	1.0900
A	16	1.1100
A	17	1.1300
A	18	1.1500
A	19	1.1700
A	20	1.2000
A	21	1.2300
A	22	1.2500
A	23	1.2800
A	24	1.3000
A	25	1.3200
A	26	1.3400
A	27	1.3600
A	28	1.3900
A	29	1.4100

Commercial Wall Height

Table	Wall Height	Factor
A	30	1.4500
A	6	0.8900
A	7	0.9200
A	8	0.9600
A	9	0.9800
B	10	0.9500
B	11	0.9800
B	12	1.0000
B	13	1.0200
B	14	1.0400
B	15	1.0600
B	16	1.0800
B	18	1.1200
B	20	1.1500
B	21	1.1700
B	22	1.1900
B	23	1.2100
B	24	1.2300
B	25	1.2500
B	26	1.2800
B	27	1.3000
B	28	1.3200
B	29	1.3500
B	30	1.3800

Commercial Wall Height

Table	Wall Height	Factor
B	31	1.4000
B	32	1.4300
B	33	1.4500
B	34	1.4800
B	35	1.5000
B	6	0.8500
B	7	0.8700
B	8	0.9000
B	9	0.9300
C	10	0.9300
C	11	0.9500
C	12	0.9700
C	13	0.9900
C	14	1.0000
C	15	1.0200
C	16	1.0400
C	17	1.0600
C	18	1.0800
C	19	1.1000
C	20	1.1200
C	21	1.1400
C	22	1.1600
C	23	1.1800
C	24	1.2000

Commercial Wall Height

Table	Wall Height	Factor
C	25	1.2200
C	26	1.2400
C	27	1.2600
C	28	1.2800
C	29	1.3000
C	30	1.3300
C	31	1.3600
C	32	1.3900
C	33	1.4200
C	34	1.4600
C	35	1.5000
C	6	0.8500
C	7	0.8600
C	8	0.8800
C	9	0.9000
D	10	0.9700
D	11	0.9900
D	12	1.0000
D	13	1.0200
D	14	1.0400
D	15	1.0600
D	16	1.0800
D	17	1.1000
D	18	1.1200

Commercial Wall Height

Table	Wall Height	Factor
D	19	1.1400
D	20	1.1600
D	21	1.1800
D	22	1.2000
D	23	1.2200
D	24	1.2400
D	25	1.2600
D	26	1.2800
D	27	1.3000
D	28	1.3300
D	29	1.3600
D	30	1.3900
D	31	1.4200
D	32	1.4500
D	33	1.4800
D	34	1.5000
D	35	1.5500
D	6	0.8500
D	7	0.9000
D	8	0.9300
D	9	0.9500
E	10	0.9000
E	11	0.9200
E	12	0.9400

Commercial Wall Height

Table	Wall Height	Factor
E	13	0.9600
E	14	0.9800
E	15	0.9900
E	16	1.0000
E	17	1.0200
E	18	1.0400
E	19	1.0600
E	20	1.0800
E	21	1.1000
E	22	1.1200
E	23	1.1400
E	24	1.1600
E	25	1.1800
E	26	1.2000
E	27	1.2200
E	28	1.2400
E	29	1.2600
E	30	1.2800
E	31	1.3000
E	32	1.3300
E	33	1.3600
E	34	1.3900
E	35	1.4200
E	36	1.4500

Commercial Wall Height

Table	Wall Height	Factor
E	37	1.4800
E	38	1.5000
E	39	1.5300
E	40	1.5500
E	8	0.8500
E	9	0.8700

Commercial Special Features

Ashford Revaluation 2021

Feature Category	Feature Type	Feature Rate	Use Class	Jse Base Rate	Costing Type	Quantity Only
Special Features	Comm Pass Elev	40,000.00	Yes	No	Unit	No
Special Features	Mezzanine Storage	29.00	Yes	No	Unit	No
Special Features	Wet Sprinklers	1.50	Yes	No	Unit	No

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Excellent	2026	1
Excellent	2018	1
Excellent	2013	1
Excellent	2010	1
Excellent	2005	1
Excellent	2000	1
Excellent	1995	1
Excellent	1990	1
Excellent	1985	1
Excellent	1980	2
Excellent	1970	3
Excellent	1960	4
Excellent	1950	6
Excellent	1940	9
Excellent	1930	13
Excellent	1920	17
Excellent	1910	20
Excellent	1900	23
Excellent	1890	26
Excellent	1850	29
Excellent	1492	35

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Fair/Poor	2026	1
Fair/Poor	2018	2
Fair/Poor	2013	8
Fair/Poor	2010	12
Fair/Poor	2005	16
Fair/Poor	2000	20
Fair/Poor	1995	23
Fair/Poor	1990	27
Fair/Poor	1985	30
Fair/Poor	1980	33
Fair/Poor	1970	37
Fair/Poor	1960	41
Fair/Poor	1950	46
Fair/Poor	1940	51
Fair/Poor	1930	55
Fair/Poor	1920	58
Fair/Poor	1910	61
Fair/Poor	1900	64
Fair/Poor	1890	70
Fair/Poor	1850	75
Fair/Poor	1492	80
Poor	2026	1
Poor	2018	3

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Poor	2013	10
Poor	2010	14
Poor	2005	19
Poor	2000	23
Poor	1995	27
Poor	1990	31
Poor	1985	34
Poor	1980	38
Poor	1970	42
Poor	1960	45
Poor	1950	50
Poor	1940	54
Poor	1930	58
Poor	1920	62
Poor	1910	65
Poor	1900	68
Poor	1890	73
Poor	1850	80
Poor	1492	90
Very Good/Excellent	2026	1
Very Good/Excellent	2018	1
Very Good/Excellent	2013	1
Very Good/Excellent	2010	1

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Very Good/Excellent	2005	1
Very Good/Excellent	2000	1
Very Good/Excellent	1995	1
Very Good/Excellent	1990	2
Very Good/Excellent	1985	3
Very Good/Excellent	1980	5
Very Good/Excellent	1970	7
Very Good/Excellent	1960	9
Very Good/Excellent	1950	12
Very Good/Excellent	1940	15
Very Good/Excellent	1930	19
Very Good/Excellent	1920	22
Very Good/Excellent	1910	26
Very Good/Excellent	1900	29
Very Good/Excellent	1890	32
Very Good/Excellent	1850	35
Very Good/Excellent	1492	40
Very Good	2026	1
Very Good	2018	1
Very Good	2013	1
Very Good	2010	1
Very Good	2005	1
Very Good	2000	1

01-19-2022

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Very Good	1995	2
Very Good	1990	4
Very Good	1985	6
Very Good	1980	9
Very Good	1970	11
Very Good	1960	13
Very Good	1950	16
Very Good	1940	20
Very Good	1930	24
Very Good	1920	28
Very Good	1910	32
Very Good	1900	35
Very Good	1890	38
Very Good	1850	40
Very Good	1492	45
Very Good/Good	2026	1
Very Good/Good	2018	1
Very Good/Good	2013	1
Very Good/Good	2010	1
Very Good/Good	2005	2
Very Good/Good	2000	3
Very Good/Good	1995	4
Very Good/Good	1990	7

01-19-2022

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Very Good/Good	1985	10
Very Good/Good	1980	13
Very Good/Good	1970	15
Very Good/Good	1960	18
Very Good/Good	1950	22
Very Good/Good	1940	26
Very Good/Good	1930	30
Very Good/Good	1920	33
Very Good/Good	1910	37
Very Good/Good	1900	40
Very Good/Good	1890	43
Very Good/Good	1850	45
Very Good/Good	1492	48
Good	2026	1
Good	2018	1
Good	2013	1
Good	2010	2
Good	2005	3
Good	2000	5
Good	1995	7
Good	1990	10
Good	1985	13
Good	1980	16

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Good	1970	19
Good	1960	23
Good	1950	28
Good	1940	32
Good	1930	35
Good	1920	38
Good	1910	42
Good	1900	45
Good	1890	47
Good	1850	49
Good	1492	52
Average/Good	2026	1
Average/Good	2018	1
Average/Good	2013	2
Average/Good	2010	3
Average/Good	2005	5
Average/Good	2000	7
Average/Good	1995	10
Average/Good	1990	13
Average/Good	1985	16
Average/Good	1980	19
Average/Good	1970	23
Average/Good	1960	27

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Average/Good	1950	32
Average/Good	1940	36
Average/Good	1930	39
Average/Good	1920	42
Average/Good	1910	45
Average/Good	1900	48
Average/Good	1890	51
Average/Good	1850	53
Average/Good	1492	57
Average	2026	1
Average	2018	1
Average	2013	3
Average	2010	5
Average	2005	7
Average	2000	10
Average	1995	13
Average	1990	16
Average	1985	19
Average	1980	21
Average	1970	26
Average	1960	31
Average	1950	36
Average	1940	42

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Average	1930	46
Average	1920	48
Average	1910	50
Average	1900	52
Average	1890	54
Average	1850	58
Average	1492	60
Average/Fair	2026	1
Average/Fair	2018	1
Average/Fair	2013	5
Average/Fair	2010	8
Average/Fair	2005	11
Average/Fair	2000	14
Average/Fair	1995	17
Average/Fair	1990	21
Average/Fair	1985	24
Average/Fair	1980	27
Average/Fair	1970	31
Average/Fair	1960	34
Average/Fair	1950	39
Average/Fair	1940	45
Average/Fair	1930	49
Average/Fair	1920	52

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Average/Fair	1910	55
Average/Fair	1900	59
Average/Fair	1890	62
Average/Fair	1850	65
Average/Fair	1492	70
Fair	2026	1
Fair	2018	1
Fair	2013	6
Fair	2010	10
Fair	2005	14
Fair	2000	17
Fair	1995	20
Fair	1990	24
Fair	1985	27
Fair	1980	30
Fair	1970	33
Fair	1960	37
Fair	1950	43
Fair	1940	48
Fair	1930	52
Fair	1920	55
Fair	1910	58
Fair	1900	62

Commercial Effective Age

Ashford Revaluation 2021		
Condition	Year Built	Effective Age
Fair	1890	66
Fair	1850	69
Fair	1492	75

Commercial Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
80	1	1.0000
80	2	2.0000
80	3	3.0000
80	4	4.0000
80	5	5.0000
80	6	6.0000
80	7	7.0000
80	8	8.0000
80	9	9.0000
80	10	10.0000
80	11	11.0000
80	12	12.0000
80	13	13.0000
80	14	14.0000
80	15	15.0000
80	16	16.0000
80	17	17.0000
80	18	18.0000
80	19	19.0000
80	20	20.0000
80	21	21.0000

Commercial Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
80	22	22.0000
80	23	23.0000
80	24	24.0000
80	25	25.0000
80	26	26.0000
80	27	27.0000
80	28	28.0000
80	29	29.0000
80	30	30.0000
80	31	31.0000
80	32	32.0000
80	33	33.0000
80	34	34.0000
80	35	35.0000
80	36	36.0000
80	37	37.0000
80	38	38.0000
80	39	39.0000
80	40	40.0000
80	41	41.0000
80	42	42.0000
80	43	43.0000
80	44	44.0000

Commercial Depreciation

Ashford Revaluation 2021		
Depreciation Table	Effective Years	Factor
80	45	45.0000
80	46	46.0000
80	47	47.0000
80	48	48.0000
80	49	49.0000
80	50	50.0000
80	51	51.0000
80	52	52.0000
80	53	53.0000
80	54	54.0000
80	55	55.0000
80	56	56.0000
80	57	57.0000
80	58	58.0000
80	59	59.0000
80	60	60.0000
80	61	61.0000
80	62	62.0000
80	63	63.0000
80	64	64.0000
80	65	65.0000
80	66	66.0000
80	67	67.0000

Commercial Depreciation

Ashford Revaluation 2021

Depreciation Table	Effective Years	Factor
80	68	68.0000
80	69	69.0000
80	70	70.0000

Commercial Components / Outbuildings

Ashford Revaluation 2021								
Type	Category	Rate	Use Class	Use Base Rate	Costing Type	Life Expect	Max Depr	Quantity Only
Accessory Bldgs	Bath House Wtih Plumbing	24.00	Yes	No	Area (Total)	25	50	No
Accessory Bldgs	Cabin	45.00	Yes	No	Area (Total)	25	50	No
Accessory Bldgs	Cabin w/Plumbing	60.00	Yes	No	Area (Total)	25	50	No
Accessory Bldgs	WorkShop Avg	22.00	Yes	No	Area (Total)	25	50	No
Barn	1 Story Barn	18.00	Yes	No	Area (Total)	25	50	No
Barn	1 Story Barn with Basement	20.00	Yes	No	Area (Total)	25	50	No
Barn	2 Story Barn	25.00	Yes	No	Area (Total)	25	50	No
Barn	Barn w/Loft	23.00	Yes	No	Area (Total)	25	50	No
Barn	Barn w/Loft and Basement	25.00	Yes	No	Area (Total)	25	50	No
Barn	Metal Pole Barn	14.00	Yes	No	Area (Total)	25	50	No
Barn	Pole Barn All Walls	16.00	Yes	No	Area (Total)	25	50	No
BillBoard	Billboard	25,000.00	No	No	Unit	20	50	No
Canopy	Canopy	5.00	Yes	No	Area (Total)	25	50	No
Carport	Carport	10.00	Yes	No	Area (Total)	20	50	No
Cathedral/Loft	Cathedral	20.00	Yes	Yes	Area (Total)	0	0	No
Courts	Tennis	25,000.00	Yes	Yes	Area (Total)	50	50	No
Deck	Wood	18.00	Yes	No	Area (Total)	10	50	No
Deck	Wood Detached	15.00	Yes	No	Area (Total)	10	50	No
Dugout	Cell Tower	500.00	Yes	No	Area (Total)	75	25	No
Farm	Kennel	10.00	Yes	No	Area (Total)	20	50	No
Farm	Poultry House 1	7.00	Yes	No	Area (Total)	20	50	No
Farm	Riding Arena	20.00	Yes	No	Area (Total)	20	50	No
Fence	10 Ft Chain	16.00	Yes	No	Area (Total)	20	50	No
Fence	4 Ft Chain	10.00	Yes	No	Area (Total)	20	50	No
Fence	5 Ft Chain	10.00	Yes	No	Area (Total)	20	50	No

Commercial Components / Outbuildings

Ashford Revaluation 2021								
Type	Category	Rate	Use Class	Use Base Rate	Costing Type	Life Expect	Max Depr	Quantity Only
Fence	6 Ft Chain	12.00	Yes	No	Area (Total)	20	50	No
Fence	8 Ft Chain	16.00	Yes	No	Area (Total)	20	50	No
Fence	Wood Fence	20.00	Yes	No	Area (Total)	20	50	No
Garage	Frame	25.00	Yes	No	Area (Total)	0	0	No
Garage	Gar Lft Stone	32.00	Yes	No	Area (Total)	0	0	No
Greenhouse	Glass Greenhouse	12.00	Yes	No	Area (Total)	25	50	No
Greenhouse	Plastic Greenhouse	2.00	Yes	No	Area (Total)	25	50	No
Greenhouse	Residential	10.00	Yes	No	Area (Total)	25	50	No
Loading Dock	Covered Loading Platform	28.00	Yes	No	Area (Total)	25	50	No
Mezzanine	Mezzanine	29.00	Yes	Yes		70	50	No
Outside	Gazebo	20.00	Yes	No	Area (Total)	25	50	No
Patio	Detached Patio	10.00	Yes	No	Area (Total)	25	50	No
Paving	Paving	2.00	Yes	No	Area (Total)	20	50	No
Paving	Paving Concrete	1.75	Yes	No	Area (Total)	20	50	No
Poles	Light Poles 1	1,500.00	Yes	No	Area (Total)	25	50	No
Poles	Light Poles 2	2,000.00	Yes	No	Area (Total)	25	50	No
Poles	Light Poles 3	2,500.00	Yes	No	Area (Total)	25	50	No
Pool	Concrete	30.00	Yes	No	Area (Total)	35	50	No
Porch	Det Enclosed Porch	30.00	Yes	No	Area (Total)	10	50	No
Porch	Det Screen Porch	20.00	Yes	No	Area (Total)	10	50	No
Porch	Open	15.00	Yes	No	Area (Total)	0	0	No
Shed	Concrete Block/Frame	14.00	Yes	No	Area (Total)	20	50	No
Shed	Frame	12.00	Yes	No	Area (Total)	20	50	No
Shed	Lean To	5.00	Yes	No	Area (Total)	20	50	No
Shed	Metal	8.00	Yes	No	Area (Total)	20	50	Yes
Utility	Pump House	50.00	Yes	No	Area (Total)	50	50	No

Condominium Rates

Ashford Revaluation 2021		
Complex Name	Model Name	Factor Rate
Ashford Prk Cn		145.0000
Ashford Prk Cn	TOWNHOUSE	105.0000
Ashford Prk Cn	GARDEN	114.0000
Ashford Prk Cn		95.0000
Ashford Prk Cn		95.0000
Ashford Prk Cn		95.0000
Ashford Prk Cn		145.0000
Ashford Prk Cn		145.0000
Ashford Prk Cn		145.0000

Condominium Effective Age

Ashford Revaluation 2021	
Complex	Economic Life
Ashford Prk Cn	100
Ashford Prk Cn	100
Ashford Prk Cn	100
Ashford Prk Cn	100

Income Cost Tables

Ashford Revaluation 2021						
Income Type	Income Class	Class Method	Method Period	Class Price	Vacancy Percent	Expencc Percent
	1A	Unit	Year	0.00	0	0
Apartment	1C	Unit	Month	1800.00	10	25
Apartment	1B	Unit	Month	2400.00	10	25
Apartment	1A	Unit	Month	2800.00	10	25
Apartment	1D	Unit	Month	1050.00	10	25
Apartment	1E	Unit	Month	2200.00	10	25
Auto	1B	Square Feet	Year	8.00	5	5
Auto	1C	Square Feet	Year	6.00	5	5
Auto	1D	Square Feet	Year	10.00	5	5
Auto	1A	Square Feet	Year	12.00	5	5
Elderly	1A	Unit	Year	100000.00	10	93
Elderly	3A	Unit	Day	220.00	10	89
Elderly	2A	Unit	Day	250.00	10	89
Farms / Barns	1B	Square Feet	Year	0.00	0	0
Farms / Barns	1C	Square Feet	Year	0.00	0	0
Farms / Barns	1A	Unit	Year	9059.00	0	0
Industrial	1A	Square Feet	Year	3.00	5	5
Industrial	1E	Square Feet	Year	4.00	5	5
Industrial	1H	Square Feet	Year	7.00	5	5
Industrial	1I	Square Feet	Year	8.00	5	5
Industrial	1F	Square Feet	Year	5.00	5	5

Income Cost Tables

Ashford Revaluation 2021						
Income Type	Income Class	Class Method	Method Period	Class Price	Vacancy Percent	Expencc Percent
Industrial	1G	Square Feet	Year	6.00	5	5
Industrial	1D	Square Feet	Year	2.50	5	5
Lodging	2A	Square Feet	Year	27.00	35	30
Lodging	1A	Unit	Year	20000.00	45	75
Lodging	3A	Unit	Day	55.00	35	70
Office	1C	Square Feet	Year	20.00	10	25
Office	1A	Square Feet	Year	26.00	10	25
Office	1D	Square Feet	Year	18.00	10	25
Office	1G	Square Feet	Year	12.00	10	25
Office	1E	Square Feet	Year	16.00	10	25
Office	1B	Square Feet	Year	22.00	10	25
Office	1H	Square Feet	Year	10.00	10	25
Office	1F	Square Feet	Year	14.00	10	25
Recreation / Entertainment	1B	Square Feet	Year	0.00	0	0
Recreation / Entertainment	1A	Square Feet	Year	0.00	0	0
Recreation / Entertainment	1C	Square Feet	Year	0.00	0	0
Restaurant	1E	Square Feet	Year	20.00	10	25
Restaurant	1C	Square Feet	Year	35.00	10	25
Restaurant	1B	Square Feet	Year	40.00	10	20
Restaurant	1F	Square Feet	Year	15.00	10	25
Restaurant	1D	Square Feet	Year	25.50	10	25

Income Cost Tables

Ashford Revaluation 2021						
Income Type	Income Class	Class Method	Method Period	Class Price	Vacancy Percent	Expenct Percent
Restaurant	1A	Square Feet	Year	50.00	10	25
Retail	1C	Square Feet	Year	40.00	10	25
Retail	1I	Square Feet	Year	10.00	10	25
Retail	1B	Square Feet	Year	45.00	10	25
Retail	1A	Square Feet	Year	50.00	10	25
Retail	1E	Square Feet	Year	25.00	10	25
Retail	1F	Square Feet	Year	20.00	10	25
Retail	1D	Square Feet	Year	30.00	10	25
Retail	1H	Square Feet	Year	12.00	10	25
Retail	1G	Square Feet	Year	15.00	10	25
Special Purpose	1C	Square Feet	Year	0.00	0	0
Special Purpose	1A	Square Feet	Year	0.00	0	0
Special Purpose	1B	Square Feet	Year	0.00	0	0

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
3	House Lot	Flat Rate	45,000	R	11
3	Excess	By Square Foot	2,250	X	12
3	Linear Foot	By Square Foot	100	L	12
3	Primary Site	Flat Rate	45,000	C	21
3	Commercial Excess	By Square Foot	2,250	X	21
3	Apartment Land	By Square Foot	45,000	L	26
3	Apartment Excess	By Square Foot	2,250	L	26
3	Res Vacant House Lot	Flat Rate	36,000	R	51
3	Commercial Primary Vacant	Flat Rate	36,000	C	52
3	Res Vac Excess	By Square Foot	2,250	X	51
3	Comm Vac Excess	By Square Foot	2,250	X	52
4	House Lot	Flat Rate	45,000	R	11
4	Excess	By Square Foot	2,250	X	12
4	Linear Foot	By Square Foot	100	L	12
4	Primary Site	Flat Rate	45,000	C	21
4	Commercial Excess	By Square Foot	2,250	X	21
4	Apartment Land	By Square Foot	45,000	L	26
4	Apartment Excess	By Square Foot	2,250	L	26

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
4	Res Vacant House Lot	Flat Rate	36,000	R	51
4	Commercial Primary Vacant	Flat Rate	36,000	C	52
4	Res Vac Excess	By Square Foot	2,250	X	51
4	Comm Vac Excess	By Square Foot	2,250	X	52
5	House Lot	Flat Rate	62,000	R	11
5	Excess	By Square Foot	3,100	X	12
5	Linear Foot	By Square Foot	100	L	12
5	Primary Site	Flat Rate	62,000	C	21
5	Commercial Excess	By Square Foot	3,100	X	21
5	Apartment Land	By Square Foot	62,000	L	26
5	Apartment Excess	By Square Foot	3,100	L	26
5	Res Vacant House Lot	Flat Rate	49,600	R	51
5	Commercial Primary Vacant	Flat Rate	49,600	C	52
5	Res Vac Excess	By Square Foot	3,100	X	51
5	Comm Vac Excess	By Square Foot	3,100	X	52
5	Ten Mill	By Square Foot	390	X	71
6	House Lot	Flat Rate	65,000	R	11
6	Excess	By Square Foot	3,250	X	12
6	Linear Foot	By Square Foot	100	L	12

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
6	Primary Site	Flat Rate	65,000	C	21
6	Commercial Excess	By Square Foot	3,250	X	21
6	Apartment Land	By Square Foot	65,000	L	26
6	Apartment Excess	By Square Foot	3,250	L	26
6	Res Vacant House Lot	Flat Rate	52,000	R	51
6	Commercial Primary Vacant	Flat Rate	52,000	C	52
6	Res Vac Excess	By Square Foot	3,250	X	51
6	Comm Vac Excess	By Square Foot	3,250	X	52
7	House Lot	Flat Rate	70,000	R	11
7	Excess	By Square Foot	3,500	X	12
7	Res Vacant House Lot	Flat Rate	56,000	R	51
7	Res Vac Excess	By Square Foot	3,500	X	51
C1	House Lot	Flat Rate	43,500	R	11
C1	Excess	By Square Foot	2,700	X	12
C1	Linear Foot	By Square Foot	100	L	12
C1	Primary Site	Flat Rate	70,000	C	21
C1	Commercial Rear	By Square Foot	40,000	O	0
C1	Commercial Excess	By Square Foot	3,000	X	21
C1	Camp sites	By Square Foot	4,000	O	21

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
C1	Apartment Land	By Square Foot	39,812	L	26
C1	Apartment Excess	By Square Foot	2,700	L	26
C1	Res Vacant House Lot	Flat Rate	34,800	R	51
C1	Commercial Primary Vacant	Flat Rate	70,000	C	52
C1	Res Vac Excess	By Square Foot	2,700	X	51
C1	Comm Vac Excess	By Square Foot	3,000	X	52
C2	House Lot	Flat Rate	51,000	R	11
C2	Excess	By Square Foot	2,700	X	12
C2	Linear Foot	By Square Foot	100	L	12
C2	Primary Site	Flat Rate	80,000	C	21
C2	Commercial Excess	By Square Foot	3,000	X	21
C2	Apartment Land	By Square Foot	46,806	L	26
C2	Apartment Excess	By Square Foot	2,700	L	26
C2	Res Vacant House Lot	Flat Rate	40,800	R	51
C2	Commercial Primary Vacant	Flat Rate	80,000	C	52
C2	Res Vac Excess	By Square Foot	2,700	X	51
C2	Comm Vac Excess	By Square Foot	3,000	X	52
C3	House Lot	Flat Rate	56,000	R	11
C3	Excess	By Square Foot	2,700	X	12

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
C3	Linear Foot	By Square Foot	100	L	12
C3	Primary Site	Flat Rate	90,000	C	21
C3	Commercial Excess	By Square Foot	3,000	X	21
C3	Apartment Land	By Square Foot	51,110	L	26
C3	Apartment Excess	By Square Foot	2,700	L	26
C3	Res Vacant House Lot	Flat Rate	44,800	R	51
C3	Commercial Primary Vacant	Flat Rate	90,000	C	52
C3	Res Vac Excess	By Square Foot	2,700	X	51
C3	Comm Vac Excess	By Square Foot	3,000	X	52
LC1	House Lot	Flat Rate	82,000	R	11
LC1	Excess	By Square Foot	3,780	X	12
LC1	Linear Foot	By Square Foot	100	L	12
LC1	Primary Site	Flat Rate	75,320	C	21
LC1	Commercial Excess	By Square Foot	3,780	X	21
LC1	Apartment Land	By Square Foot	75,320	L	26
LC1	Apartment Excess	By Square Foot	3,920	L	26
LC1	Res Vacant House Lot	Flat Rate	65,600	R	51
LC1	Commercial Primary Vacant	Flat Rate	75,320	C	52
LC1	Res Vac Excess	By Square Foot	3,780	X	51

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
LC1	Comm Vac Excess	By Square Foot	3,780	X	52
LC2	House Lot	Flat Rate	70,500	R	11
LC2	Excess	By Square Foot	3,240	X	12
LC2	Linear Foot	By Square Foot	100	L	12
LC2	Primary Site	Flat Rate	64,560	C	21
LC2	Commercial Excess	By Square Foot	3,240	X	21
LC2	Apartment Land	By Square Foot	64,560	L	26
LC2	Apartment Excess	By Square Foot	3,360	L	26
LC2	Res Vacant House Lot	Flat Rate	56,400	R	51
LC2	Commercial Primary Vacant	Flat Rate	64,560	C	52
LC2	Res Vac Excess	By Square Foot	3,240	X	51
LC2	Comm Vac Excess	By Square Foot	3,240	X	52
LC3	House Lot	Flat Rate	66,000	R	11
LC3	Excess	By Square Foot	2,700	X	12
LC3	Linear Foot	By Square Foot	100	L	12
LC3	Primary Site	Flat Rate	59,180	C	21
LC3	Commercial Excess	By Square Foot	2,970	X	21
LC3	Apartment Land	By Square Foot	59,180	L	26
LC3	Apartment Excess	By Square Foot	3,080	L	26

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
LC3	Res Vacant House Lot	Flat Rate	52,800	R	51
LC3	Commercial Primary Vacant	Flat Rate	59,180	C	52
LC3	Res Vac Excess	By Square Foot	2,970	X	51
LC3	Comm Vac Excess	By Square Foot	2,970	X	52
LL	House Lot	Flat Rate	29,000	R	11
LL	Excess	By Square Foot	1,350	X	12
LL	Linear Foot	By Square Foot	100	L	12
LL	Primary Site	Flat Rate	26,900	C	21
LL	Commercial Excess	By Square Foot	1,350	X	21
LL	Apartment Land	By Square Foot	26,900	L	26
LL	Apartment Excess	By Square Foot	1,400	L	26
LL	Res Vacant House Lot	Flat Rate	23,200	R	51
LL	Commercial Primary Vacant	Flat Rate	26,900	C	52
LL	Res Vac Excess	By Square Foot	1,350	X	51
LL	Comm Vac Excess	By Square Foot	1,350	X	52
NL	House Lot	Flat Rate	85,000	R	11
NL	Excess	By Square Foot	4,250	X	12
NL	Primary Site	Flat Rate	85,000	C	21
NL	Commercial Excess	By Square Foot	4,250	X	21

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
NL	Res Vacant House Lot	Flat Rate	68,000	R	51
NL	Commercial Primary Vacant	Flat Rate	68,000	C	52
NL	Res Vac Excess	By Square Foot	4,250	X	51
NL	Comm Vac Excess	By Square Foot	4,250	X	52
WF	House Lot	Flat Rate	88,000	R	11
WF	Excess	By Square Foot	7,700	X	12
WF	Linear Foot	By Square Foot	100	L	12
WF	Primary Site	Flat Rate	88,000	C	21
WF	Commercial Excess	By Square Foot	4,400	X	21
WF	Apartment Land	By Square Foot	88,000	L	26
WF	Apartment Excess	By Square Foot	4,400	L	26
WF	Res Vacant House Lot	Flat Rate	70,400	R	51
WF	Commercial Primary Vacant	Flat Rate	70,400	C	52
WF	Res Vac Excess	By Square Foot	4,400	X	51
WF	Comm Vac Excess	By Square Foot	4,400	X	52
WF1	House Lot	Flat Rate	150,000	R	11
WF1	Excess	By Square Foot	7,500	X	12
WF1	Linear Foot	By Square Foot	100	L	12
WF1	Primary Site	Flat Rate	107,600	C	21

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
WF1	Commercial Excess	By Square Foot	5,400	X	21
WF1	Apartment Land	By Square Foot	107,600	L	26
WF1	Apartment Excess	By Square Foot	5,600	L	26
WF1	Res Vacant House Lot	Flat Rate	120,000	R	51
WF1	Commercial Primary Vacant	Flat Rate	107,600	C	52
WF1	Res Vac Excess	By Square Foot	7,500	X	51
WF1	Comm Vac Excess	By Square Foot	5,400	X	52
WF2	House Lot	Flat Rate	200,000	R	11
WF2	Excess	By Square Foot	10,000	X	12
WF2	Linear Foot	By Square Foot	100	L	12
WF2	Primary Site	Flat Rate	200,000	C	21
WF2	Commercial Excess	By Square Foot	10,000	X	21
WF2	Apartment Land	By Square Foot	200,000	L	26
WF2	Apartment Excess	By Square Foot	10,000	L	26
WF2	Res Vacant House Lot	Flat Rate	160,000	R	51
WF2	Commercial Primary Vacant	Flat Rate	160,000	C	52
WF2	Res Vac Excess	By Square Foot	10,000	X	51
WF2	Comm Vac Excess	By Square Foot	10,000	X	52
WF3	House Lot	Flat Rate	118,000	R	11

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
WF3	Excess	By Square Foot	5,400	X	12
WF3	Linear Foot	By Square Foot	100	L	12
WF3	Primary Site	Flat Rate	107,600	C	21
WF3	Commercial Excess	By Square Foot	5,400	X	21
WF3	Apartment Land	By Square Foot	107,600	L	26
WF3	Apartment Excess	By Square Foot	5,600	L	26
WF3	Res Vacant House Lot	Flat Rate	94,400	R	51
WF3	Commercial Primary Vacant	Flat Rate	107,600	C	52
WF3	Res Vac Excess	By Square Foot	5,400	X	51
WF3	Comm Vac Excess	By Square Foot	5,400	X	52
WF4	House Lot	Flat Rate	190,000	R	11
WF4	Excess	By Square Foot	9,500	X	12
WF4	Linear Foot	By Square Foot	100	L	12
WF4	Primary Site	Flat Rate	190,000	C	21
WF4	Commercial Excess	By Square Foot	9,500	X	21
WF4	Apartment Land	By Square Foot	190,000	L	26
WF4	Apartment Excess	By Square Foot	9,500	L	26
WF4	Res Vacant House Lot	Flat Rate	152,000	R	51
WF4	Commercial Primary Vacant	Flat Rate	152,000	C	52

Land Rates

Ashford Revaluation 2021					
Neighborhood	Land Type	Rate Type	Rate	Adj Code	State Item Code
WF4	Res Vac Excess	By Square Foot	9,500	X	51
WF4	Comm Vac Excess	By Square Foot	9,500	X	52

Land Size Adjustments

Ashford Revaluation 2021		
Adjustment Code	Acres	Adjustment
C	0.0100	0.4000
C	0.0500	0.4000
C	0.7500	0.7000
C	1.0000	0.8000
C	1.2500	0.8500
C	1.5000	0.9000
C	1.7500	0.9500
C	2.0000	1.0000
C	3.0000	3.0000
C	3.0000	1.1000
C	4.0000	1.2000
C	5.0000	1.3000
C	10.0000	1.5000
L	1.0000	1.0000
O	1.0000	1.0000
R	0.0100	0.7000
R	0.0500	0.7000
R	0.7500	0.7500

Land Size Adjustments

Ashford Revaluation 2021		
Adjustment Code	Acres	Adjustment
R	1.0000	0.8000
R	1.2500	0.8500
R	1.5000	0.9000
R	1.7500	0.9500
R	2.0000	1.0000
R	3.0000	1.1000
R	4.0000	1.2000
R	5.0000	1.3000
R	10.0000	1.5000
X	1.0000	1.0000
X	9.9999	1.0000
X	10.0000	0.9800
X	19.9999	0.9600
X	20.0000	0.9400
X	29.9999	0.9200
X	30.0000	0.9000
X	39.9999	0.8800
X	40.0000	0.8600
X	49.9999	0.8400

Land Size Adjustments

Ashford Revaluation 2021		
Adjustment Code	Acres	Adjustment
X	50.0000	0.8200
X	59.9999	0.8000
X	60.0000	0.7800
X	69.9900	0.7600
X	70.0000	0.7400
X	79.9900	0.7200
X	80.0000	0.7000
X	89.9900	0.7000
X	90.0000	0.7000
X	99.9900	0.7000
X	100.0000	0.7000
X	999.0000	0.7000

PA 490 Land Rates

Ashford Revaluation 2021		
Description	Rate	State Code
TILLABLE A	1,880.00	61
TILLABLE B	1,280.00	61
Tillable C	1,110.00	61
Tillable D	850.00	61
Orchard	990.00	61
Pasture	280.00	61
Swamp	40.00	61
Woodland	390.00	61
Forest	390.00	62
Open Space	550.00	63

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
AMIDON DR		WF1	150,000
AMIDON DR	RA	NL	85,000
AMIDON DR	RA	WF1	150,000
AMIDON RD	RA	5	62,000
AMIDON RD	RA	6	65,000
AMIDON RD	RA	WF	88,000
ARMITAGE CT		6	65,000
ARMITAGE CT		WF1	150,000
ARMITAGE CT	RA	NL	85,000
ARMITAGE CT	RA	WF1	150,000
ARMITAGE RD		5	62,000
ARMITAGE RD	RA	5	62,000
ASHFORD CENTER RD	C	3	45,000
ASHFORD CENTER RD	C	5	62,000
ASHFORD CENTER RD	RA	3	45,000
ASHFORD DR	C	5	62,000
ASHFORD DR	RA	5	62,000
ASHFORD LAKE DR		WF2	200,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
ASHFORD LAKE DR	RA	NL	85,000
ASHFORD LAKE DR	RA	WF2	200,000
ASHFORD MOTEL RD	C	5	62,000
ASHFORD MOTEL RD	RA	5	62,000
AXE FACTORY RD	RA	5	62,000
BARLOW MILL RD	RA	5	62,000
BEBBINGTON LANE	RA	5	62,000
BEBBINGTON LANE	RA	6	65,000
BEBBINGTON RD		6	65,000
BEBBINGTON RD	RA	6	65,000
BEBBINGTON RD	RA	LL	29,000
BICKNELL RD	RA	5	62,000
BICKNELL RD	RA	6	65,000
BIRCHWOOD DR	RA	5	62,000
BIRCHWOOD DR	RA	NL	85,000
BOSTON HOLLOW RD	RA	5	62,000
BOSTON HOLLOW RD	RA	LL	29,000
BROAD OAK DR	RA	5	62,000
BUSSE RD	RA	5	62,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
CAMPERT DR	RA	5	62,000
CAMPERT DR	RA	NL	85,000
CAMPERT LANE	RA	5	62,000
CAMPERT LANE	RA	7	70,000
CHATEY RD		5	62,000
CHATEY RD	RA	5	62,000
CHETELAT DR	RA	4	45,000
CIRCLE DR	RA	5	62,000
COLTS POND RD	RA	6	65,000
COLTS POND RD	RA	LL	29,000
COTSWOLD DR	RA	5	62,000
CUSHMAN RD	RA	5	62,000
DAINA LANE	RA	4	45,000
DAM	RA	5	62,000
DEERFIELD DR	RA	5	62,000
EAST HOWEY RD	RA	6	65,000
EASTFORD RD		5	62,000
EASTFORD RD	RA	5	62,000
FARM DR	RA	WF2	200,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
FERENCE RD		5	62,000
FERENCE RD	C	5	62,000
FERENCE RD	C	C2	51,000
FERENCE RD	RA	5	62,000
FERENCE RD	RA	LC3	66,000
FERENCE RD	RA	LL	29,000
FERENCE RD	RA	WF	88,000
FERENCE RD	RA	WF1	150,000
FITTS RD	RA	5	62,000
FLOETING RD	RA	5	62,000
FRONTAGE RD	RA	4	45,000
GIANT OAK LANE	RA	5	62,000
GRAHAM RD	RA	4	45,000
GRANT RD	RA	5	62,000
GRANT RD	RA	LC1	82,000
GRANT RD	RA	LL	29,000
HAPPY HILL LA	RA	LL	29,000
HILLCREST DR	RA	5	62,000
HILLCREST DR	RA	6	65,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
HILLCREST DR	RA	NL	85,000
HILLSIDE RD		6	65,000
HILLSIDE RD	RA	6	65,000
HNATH RD		5	62,000
HNATH RD	RA	5	62,000
HORSE HILL RD	RA	5	62,000
HOWARD RD	RA	5	62,000
HOWEY RD	RA	5	62,000
HOWEY RD	RA	6	65,000
IRON MINE LANE	RA	4	45,000
IRON MINE LANE	RA	5	62,000
IRON MINE LANE	RA	LL	29,000
JAMES RD		5	62,000
JAMES RD	RA	5	62,000
JANOSKI RD	RA	3	45,000
KAROSI RD	RA	5	62,000
KENNERSON RES'V RD		6	65,000
KENNERSON RES'V RD	RA	5	62,000
KENNERSON RES'V RD	RA	6	65,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
KENNERSON RES'V RD	RA	LC3	66,000
KENNERSON RES'V RD	RA	LL	29,000
KENNERSON RES'V RD	RA	WF3	118,000
KENT COURT	RA	4	45,000
KIDDER BROOK RD	RA	5	62,000
KNOWLTON HILL RD	RA	5	62,000
KRAPF RD	RA	5	62,000
LAKE AND ROADS	RA	5	62,000
LAKE CHAFFEE LAKE	RA	5	62,000
LAKE VIEW DR		WF1	150,000
LAKE VIEW DR	RA	NL	85,000
LAKE VIEW DR	RA	WF1	150,000
LAKE WOODS LANE	RA	7	70,000
LAKESIDE DR		WF2	200,000
LAKESIDE DR	RA	NL	85,000
LAKESIDE DR	RA	WF2	200,000
LAUREL LANE	RA	5	62,000
LEAD MINE RD	RA	5	62,000
LEAD MINE RD	RA	6	65,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
LIPPS RD		5	62,000
LIPPS RD	RA	5	62,000
LIPPS RD	RA	LL	29,000
LUSTIG RD	RA	5	62,000
LUSTIG RD	RA	LL	29,000
MANSFIELD RD	RA	4	45,000
MANSFIELD RD	RA	5	62,000
MANSFIELD RD	RA	LL	29,000
MAPLE DR	RA	WF1	150,000
MOON RD		5	62,000
MOON RD	RA	5	62,000
MOON RD	RA	6	65,000
MOON RD	RA	LL	29,000
NAGY RD	RA	5	62,000
NORTH RD		5	62,000
NORTH RD	C	5	62,000
NORTH RD	RA	5	62,000
NORTH RD	RA	LL	29,000
NOTT HIGHWAY	C	4	45,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
NOTT HIGHWAY	C	5	62,000
NOTT HIGHWAY	RA	4	45,000
NOTT HIGHWAY	RA	LL	29,000
OAK DR		WF1	150,000
OAK DR	RA	6	65,000
OAK DR	RA	NL	85,000
OAK DR	RA	WF1	150,000
OAKES RD	RA	4	45,000
OAKES RD	RA	5	62,000
OAKVIEW DR	RA	5	62,000
OAKVIEW DR	RA	NL	85,000
OLD EATON RD	RA	5	62,000
OLD EATON RD	RA	6	65,000
OLD EATON RD	RA	LL	29,000
OLD TOWN RD		WF1	150,000
OLD TOWN RD	RA	5	62,000
OLD TOWN RD	RA	6	65,000
OLD TOWN RD	RA	LL	29,000
OLD TOWN RD	RA	WF1	150,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
PEASE RD	RA	5	62,000
PEMBROKE DR	RA	5	62,000
PERCH DR		WF1	150,000
PERCH DR	RA	WF1	150,000
PERRY HILL RD	RA	5	62,000
PINE HILL DR	RA	5	62,000
POMPEY HOLLOW RD	C	3	45,000
POMPEY HOLLOW RD	RA	3	45,000
POMPEY HOLLOW RD	RA	5	62,000
POMPEY RD	C	5	62,000
POMPEY RD	RA	5	62,000
POMPEY RD	RA	LL	29,000
PORTLAND DR	RA	5	62,000
PUMPKIN HILL RD		6	65,000
PUMPKIN HILL RD	RA	5	62,000
PUMPKIN HILL RD	RA	6	65,000
PUMPKIN HILL RD	RA	LL	29,000
SAND HILL RD	RA	5	62,000
SECKAR RD		6	65,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
SECKAR RD	RA	5	62,000
SECKAR RD	RA	6	65,000
SECKAR RD	RA	LL	29,000
SECKAR RD	RA	WF	88,000
SELES RD	C	4	45,000
SELES RD	RA	4	45,000
SELES RD	RA	5	62,000
SELES RD	RA	LL	29,000
SHORE FRONT DR	RA	WF1	150,000
SHORT LANE	RA	WF1	150,000
SLADE RD	RA	5	62,000
SLADE RD	RA	6	65,000
SLADE RD	RA	LL	29,000
SNOW HILL RD	RA	5	62,000
SNOW HILL RD	RA	LL	29,000
SNOW LANE	RA	6	65,000
SOUTH FRONTAGE RD	RA	4	45,000
SOUTH FRONTAGE RD	RA	LL	29,000
SOUTHWORTH DR	RA	5	62,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
SOUTHWORTH DR	RA	6	65,000
SQUAW HOLLOW RD	C	3	45,000
SQUAW HOLLOW RD	RA	3	45,000
SQUAW HOLLOW RD	RA	5	62,000
SQUAW HOLLOW RD	RA	C3	56,000
SQUAW HOLLOW RD	RA	LL	29,000
SQUIRE RD	RA	5	62,000
SQUIRREL HILL DR	RA	5	62,000
SUNSET DR	RA	5	62,000
SUNSET DR	RA	NL	85,000
SUPINA RD	RA	5	62,000
SWAMP RD	RA	5	62,000
TOWN HALL RD	RA	4	45,000
TOWN HALL RD	RA	5	62,000
TOWN LINE EXT	RA	5	62,000
TURNPIKE RD	RA	5	62,000
UNION DR	RA	5	62,000
UPTON LANE	RA	5	62,000
UPTON LANE	RA	LL	29,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
UPTON RD	RA	5	62,000
UPTON RD	RA	LL	29,000
VARGA RD		5	62,000
VARGA RD	RA	4	45,000
VARGA RD	RA	5	62,000
VARGA RD	RA	LL	29,000
VIEW POINT DR	RA	NL	85,000
VIEW POINT DR	RA	WF1	150,000
WATERFALL RD		5	62,000
WATERFALL RD	RA	5	62,000
WESTFORD DR	RA	5	62,000
WESTFORD HILL RD		5	62,000
WESTFORD HILL RD	RA	5	62,000
WESTFORD RD		5	62,000
WESTFORD RD	RA	5	62,000
WESTFORD RD	RA	LL	29,000
WESTVIEW DR	RA	5	62,000
WESTVIEW DR	RA	NL	85,000
WORMWOOD HILL RD		5	62,000

Residential Street House Lot Rates

Ashford Revaluation 2021			
Street Name	Zone	Nbrhood	House Lot Rate
WORMWOOD HILL RD	RA	5	62,000
ZAICEK RD		6	65,000
ZAICEK RD	RA	5	62,000
ZAICEK RD	RA	6	65,000

Data Collection

- ✓ **Rules and responsibilities of data collector**
- ✓ **Step by step procedures on data collection (Interior & Exterior)**
- ✓ **Field Office Procedures**
- ✓ **Tips and tricks**
- ✓ **Bathroom Fixtures**
- ✓ **Design Styles/Condition/Roof styles/Story Heights**
- ✓ **Examples**
- ✓ **Story heights**
- ✓ **Outbuilding/Component Abbreviations**

Rules & Responsibilities

Data collection is the process of collecting or verifying information pertaining to a residential house, condo commercial property. The information is used to obtain a value for the property to be used in the taxation process. It is very important for the data collector to record accurate information while at the property so final value will be accurate. Below are rules & responsibilities all data collectors should consider and follow while collecting data.

1. Be courteous to all property owners.
2. Do not discuss how changes will affect value or how this will affect taxes.
3. When inspecting exterior of property, be sure to walk around the entire structure (where possible) and note changes.
4. When inspecting interior of a house, be sure to view *ALL* floors of house, rooms, bathrooms, and basement area (where allowed by owner).
5. Write all information taken as neatly as possible.
6. All pictures taken must show the best representation of the house.
7. Organization is critical to data collection success.
8. Ask questions.

Data Collection Procedure

This section will show a step by step procedure on how to collect the proper data for a property. When collecting data, it is important to remember that this is a very important part of the revaluation process. It is crucial that proper information is collected and noted properly.

Before You Start

When arriving at the field office in the town you are working in, you should stop into to do several things.

1. Check to see if any new developments or changes in the data collection process have occurred.
2. Pick up the work you will need for that day.
3. Be sure to have streets that are close together so as to avoid unnecessary driving if possible.
4. Check to be sure you have all the cards for the streets before leaving office.
5. Be sure you have all the supplies needed. (ID, Tape measure, camera, clipboard, red pen,)
6. Check to see if any questions were left for you to answer.
7. Ask any questions you have about something you are having a problem understanding.

In The Field (Exterior Inspection)

When arriving to the house, these are the steps needed to collect the parcel data;

1. Make sure the house you are walking up to is the data collection card you have ready to go. Check the style, sketch to see if it resembles the information on the card.
2. While walking to the house try to take note of any dangers that might confront you (loose dogs, unstable terrain,). If at any time you feel uncomfortable about the situation, leave the premises. Make note of the situation on the field card clearly and report it to the supervisor as soon as possible. **Your safety is the most important thing.**
3. Make your way to a door in the front of the house. If you cannot get to front door, use a side door. Ring the bell. Listen to be sure it worked, if the doorbell doesn't work, knock. Give a proper amount of time for the homeowner to answer.
4. If the homeowner answers, explain why you are there. *"Hello, my name is XXX XXXXXXX; I am working with the assessor's office on the current revaluation project. We are verifying the information the town has on record regarding your house to be sure it is accurate. If it is convenient, I would like to conduct an internal inspection with you present as I walk through the house. Then I can verify the measurement on the outside of the house."* If the homeowner allows you in see the section **"Interior Inspection"**. If they outright say "No, you cannot enter my house" ask if it ok to measure the house on the outside. If allowed to measure the house, mark home as a *REFUSAL FOR INTERIOR INSPECTION*. Make sure you report this to you supervisor as soon as possible. If they are simply not comfortable with you entering or are busy, explain to them we will be sending them a notice in the future with instructions and again ask to measure the outside.
5. Be sure to have your ID badge visible at all times. You will also have a letter from the assessor's office that you can show the homeowner. If they question if you are really working with the Revaluation, mention that they can contact the local police or assessor's office to verify who you are before doing anything.
6. If no one is at home proceed to start measuring the house. You should start with the front of the house on the far-left side of it. Measure the house in a counter clockwise fashion. Before starting to measure, note things about the house such as style, siding and story height if not picked up as you walked up previous.
7. Place the tape measure on the corner of the house and walk to the end of the wall you are measuring. Check your measurement against the field card. If the dimensions are close, do not change on card. If there is a noticeable difference, make the change on the card.

8. While measuring the building, notice any new additions attached to the building and note them as living area.
9. Look for Central A/C compressors.
10. Take note of chimneys on the house. List how many stories it is.
11. When you get to the back of the house, there will usually be things like wood deck, patios, and porches and so on. Be sure to check the measurements on them as well as picking up anything that is new.
12. If there are any new attached outbuildings, draw the new structure on the field card as neatly as possible. Write all the necessary dimensions and what the new structure is (WD, OP, CP etc.).
13. Make sure to break out any area of the house that does not have basement. If you cannot tell from the outside, leave until you can verify from the inside.
14. Once you finish with the back of the house, now pay attention to any detached outbuilding on the property (shed, pool, barn, garage, etc.). Check the measurements on them, or if a new structure, get the dimensions and write the description of the outbuilding down. No sketch is needed.
15. Now that you have finished all the buildings on the property, try to notice any issues that are associated with the land. Things like severe ledge or slope, wetlands, power lines that run over or very close to property or any topography issues that affect the property negatively. Also notice things that could add value like scenic view, water front or water view or gated community. All things should be noted on the field card.
16. Head back to the front of the house via the driveway. Find a good location to take a picture of the house. Once picture is taken, make note of the picture number on the field card.
17. Double check the field card to be sure you have all the information noted in the proper places.
18. Log the collection status at the bottom of the collection card.
19. Repeat process at next house.

*Keep in mind that not every house will go as mentioned. You may have to adjust certain elements of the collection process. But remember that it is important to collect as much data as accurately as possible.

In The Field (Interior Inspection)

If you are allowed entry into the house or condo, these are the following steps.

1. Ask the homeowner to show you the different rooms in the house starting with the upstairs. Remember that there may be more than 2 stories.
2. You will be checking each room on every floor.
3. When inspecting bed rooms, some will have a bathroom attached to it. Or 2 bedrooms will share 1 bath. Be careful not to collect the bath twice.
4. When inspecting bathrooms, be sure to count the number of fixtures. **See bathroom fixture description below for how to collect baths.**
5. When inspecting living rooms or family rooms, keep an eye out for fireplaces and woodstoves.
6. When inspecting a kitchen, if there is more than 1 sink, collect it as an extra fixture.
7. If the house has *Cathedral Ceilings*, be sure to add it to the sketch if not there. Give the dimensions on the sketch on the field card.
8. If there is a room in the house that does not match the descriptions given, classify as an "other" room.
9. Be sure to inspect the basement area. Walk down and look for finished living area. If there is finished area, be sure it is recorded on the field card. If the basement area has finished basement but it is not used as living area, put in notes and don't record or remove it from the field card. If there is a sink in the basement, record it as an extra fixture. Make sure to draw on the sketch any area of the house that has no basement.
10. Be sure to ask the homeowner if there are any issues in the basement, foundation issues, flooding, \
11. You will not need to inspect areas like attics. Just be sure to verify with the owner that a specific area is unfinished. Be sure that if it is marked as living area on the card, make proper adjustments.
12. If there is a time when viewing a certain room is not a good time, just simply verify what is in the room with the owner (kind of room, Baths).
13. When the house has been inspected, ask the homeowner to sign the field card to show that they were the one present at the time of inspection. Be sure to include the date and time. If they do not want to sign, make a note.
14. After interior inspection is complete, do exterior inspection if not already done.

Important

*** If a **minor**, defined as a person under the age of 18, answers the door, ask if the homeowner or an adult is home. If not, simply explain you are from the assessor's office and you will try back at another time. **DO NOT**

ENTER A HOUSE WITH ONLY A MINOR PRESENT!!! Do not measure the exterior; make a note on the field card.

*** While conducting an interior inspection, the homeowner may ask questions about how this revaluation or inspection will affect their taxes. Simply say that you are not sure and you are just collecting data. Any questions like that should be directed to the Assessor's office.

*** During the interior inspection, if there is anything on the field card that is wrong, DO NOT mention this to the homeowner. Simply make the changes on the field card.

After Initial Visit

If you are unable to gain access, the homeowner will most likely be sent a data mailer to fill out. The mailer also provides the ability for a phone call or interior inspection to be requested.

Permits

If there is a permit for the property you are inspecting, be sure to add any new structures to field card no matter what stage of completeness it is at. If at initial visit the item on the permit is a % complete, note the % on the field card and on the permit sheet. This property will need to be revisited at a later date to check if it is complete. If the permit is 100% complete when you visit, be sure to write the 100% on the permit so it is not revisited.

Tips and Tricks

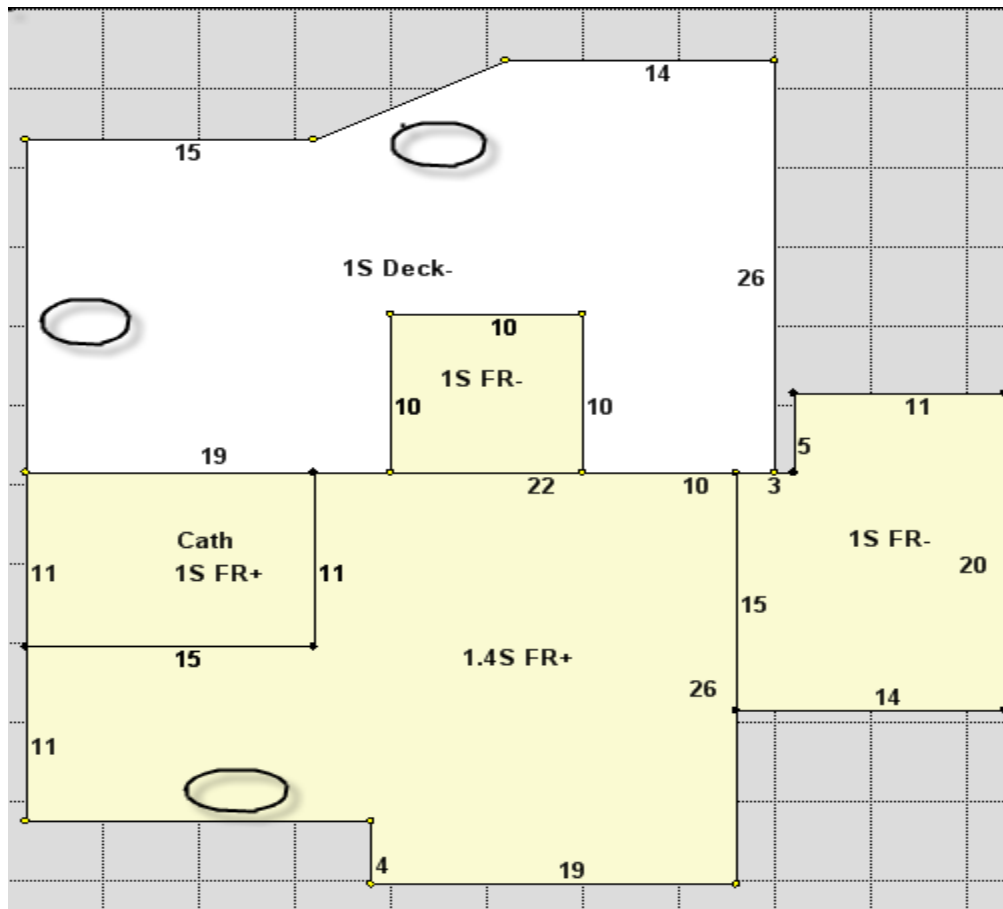
If you cannot get to a corner of the house you need to measure, put something in the ground (Pen, Pencil) a few feet away where it is clear. Attach the end of the tape to it and measure the area.

If the siding is vinyl, attach the tape to the seam on the corner of the wall so it will not slip off.

Be sure to view the story height from the front of the house as well as the back.

While measuring, if there is a slope to the land, be sure to make proper adjustments to measurement.

Make sure you close your sketch so data entry can easily enter information.



Tip and Tricks

Check all areas of the house for basement area. Check for basement windows and bulk heads as a sign there is basement.

While doing an interior inspection, keep a running count of all the rooms while inside.

Make note of any areas in the basement that are not full before leaving the house.

If you need to get square footage for a finished basement, you can; count the tiles on the ceiling (usually they are 3' x 3'. If there are 10 tiles for the length and 8 tiles for the width, the square footage would be about 30 x 24 or 720 square feet. Or you can pace it off. A normal human stride is a yard, or 3 feet. If you pace off 6 paces for width and 4 paces for length, then it would be 18 x 12 or 216 square feet).

Bathroom Fixture Count

All bathrooms have what are called fixtures. In our field a fixture is a sink, toilet, bidet, tub (with or without shower) and standalone shower.

We classify bathrooms as either **Full or Half Baths**.

A **Full bath** will have at least 3 fixtures in them. It can be a combination of fixtures. A toilet, sink and a tub would be an example of a Full bath. A Full bath can have more than 3 fixtures as well. A bath with a standalone shower, tub, 2 sinks and a toilet are an example of a Full bath. (1 full bath w/2 extra fixtures)

When reporting a bath, remember that if a Full bath has more than 3 fixtures, mark it down as a Full bath with extra fixtures. *(Example, if a bath has 2 sinks, toilet, shower/tub. This should be marked as 1 Full bath with 1 extra fixture)*

If you have a bath with a Jacuzzi tub in it, the Jacuzzi needs to be marked as a "Special Feature". *(Example, if you have a bath with 2 sinks, 1 toilet, 1 standalone shower and 1 Jacuzzi tub. You should classify it as 1 Full bath with 2 extra fixtures and 1 Jacuzzi in Special Features.)*

The generic term 'Extra Fixtures' is no longer being used. If you have an extra fixture it needs to be identified as to what this feature(s) represents in the Special Features.

A **Half Bath** is a bath that has 2 fixtures in it. (Usually a toilet and a sink)

Design Style

Below is a list of common design styles, along with a definition and picture of each. Please note that some towns may have additional and/or differing design styles.

Antique

An Antique is classified as a home usually built prior to 1850. It is of superior construction which has proven to stand up to time.



Cape

The Cape, also known as a Cape Cod, is characterized as being built close to ground level. It has a high-pitched roof which may have full or partial dormers. This upper floor may or may not have a finished area.



Colonial

The Colonial is generally a two or two and a half story residence. It is characterized by balanced openings on the main façade.



Contemporary

The Contemporary design can be a one, two or multi-level home. It usually has more open space areas and large windows.



Custom

Custom homes are architecturally unique and are built to the owner's particular specifications. These homes are generally of very high quality. They are often large and spacious, and may include many special features.

**Duplex**

A Duplex has two units either side-by-side or on two different floors. The former often looks like two houses put together, sharing a wall, the latter usually appears as a townhouse, but with two different entrances. A duplex may be purchased a single piece of real estate, or there can be separate titles for each unit.

**Dutch Gambrel**

The Dutch Gambrel is characterized by its roof. It has two flat surfaces on each side of the ridge of the roof. The initial downward slope from the roof ridge is an angle of about 22 degrees which then steepens to an angle of about 45 degrees. It may or may not have dormers.



Historic

A Historic house can be a stately home, the birthplace of a famous person, or a house with an interesting history. Historic homes are often eligible for special grant awards for preservation. What makes a historic home significant is often its architecture or its significance to the culture or history of an area.



Multi Family

Multi-family property is defined as property with more than one, but less than five, dwelling units. It usually has multiple entries. The living area for each family is generally not distinguishable from the outside of the home.



Raised Ranch

The Raised Ranch includes two short sets of stairs and two levels. The entry is between floors. The front door opens to a landing. One short flight of stairs leads up to the top floor; another short flight of stairs leads down.



Ranch

A Ranch is a one-story residence with a roof of medium slope. The ranch house is noted for its long, close-to-the-ground profile.



Salt Box

Colonial style with a severely pitched roof, normally located at the back of the house, which dramatically reduces living space.



Split Level

Split levels have 3 levels of finished area. The lower level and upper level are over each other like in a 2 story. The intermediate level is adjacent to the other levels and is built about half way between a floor and its ceiling of the other part of the house. There are typically two small sets of stairs that attach the one-story section of the house to the two-story section.



Trailer

A Trailer is often referred to as a mobile home. It is characterized by a steel undercarriage which may be mounted on a permanent or semi-permanent foundation.



Victorian

The term Victorian architecture can refer to one of a number of architectural styles predominantly employed during the Victorian era. They normally are highly decorated houses.



Condition

Condition is relative to the year built, and is determined based on the type of maintenance and improvements done to the building. For example, a house built in 2009 with granite countertops, hardwood floors, and brand-new fixtures may have a condition of "Average." This is because the house contains all the elements you would expect from a brand-new house (i.e. granite, hardwood,) It is *average* for the year in which it was built. If a house that was built in 1950, on the other hand, is remodeled with granite countertops, hardwood floors, and brand-new fixtures, it would have a condition of "Good or Excellent." This is because the house has been upgraded and is in better condition than the year it was built.

Excellent Buildings that may have been completely remodeled. All facets of the home have been upgraded, making it newer than the year it was actually built.

Very Good Buildings that are very well maintained and have undergone a considerable number of upgrades.

Good Buildings that have been updated and have modern amenities.

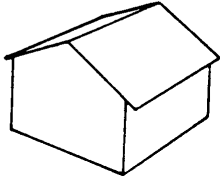
Average Buildings that are of average maintenance for the year in which it was built.

Fair Buildings that need major improvements but are livable.

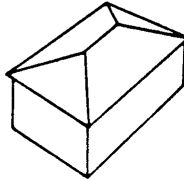
Poor Buildings that are barely livable and appear ready for demolition.

ROOF TYPE ILLUSTRATIONS

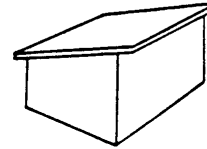
GABLE



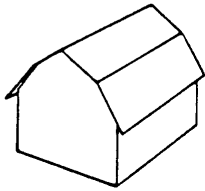
HIP



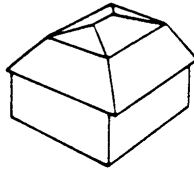
SHED



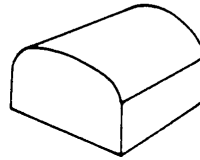
GAMBREL



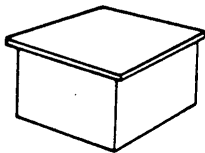
MANSARD



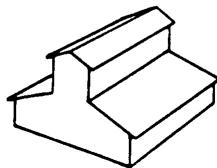
ARCHED



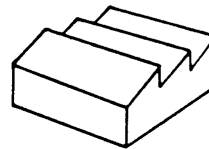
FLAT



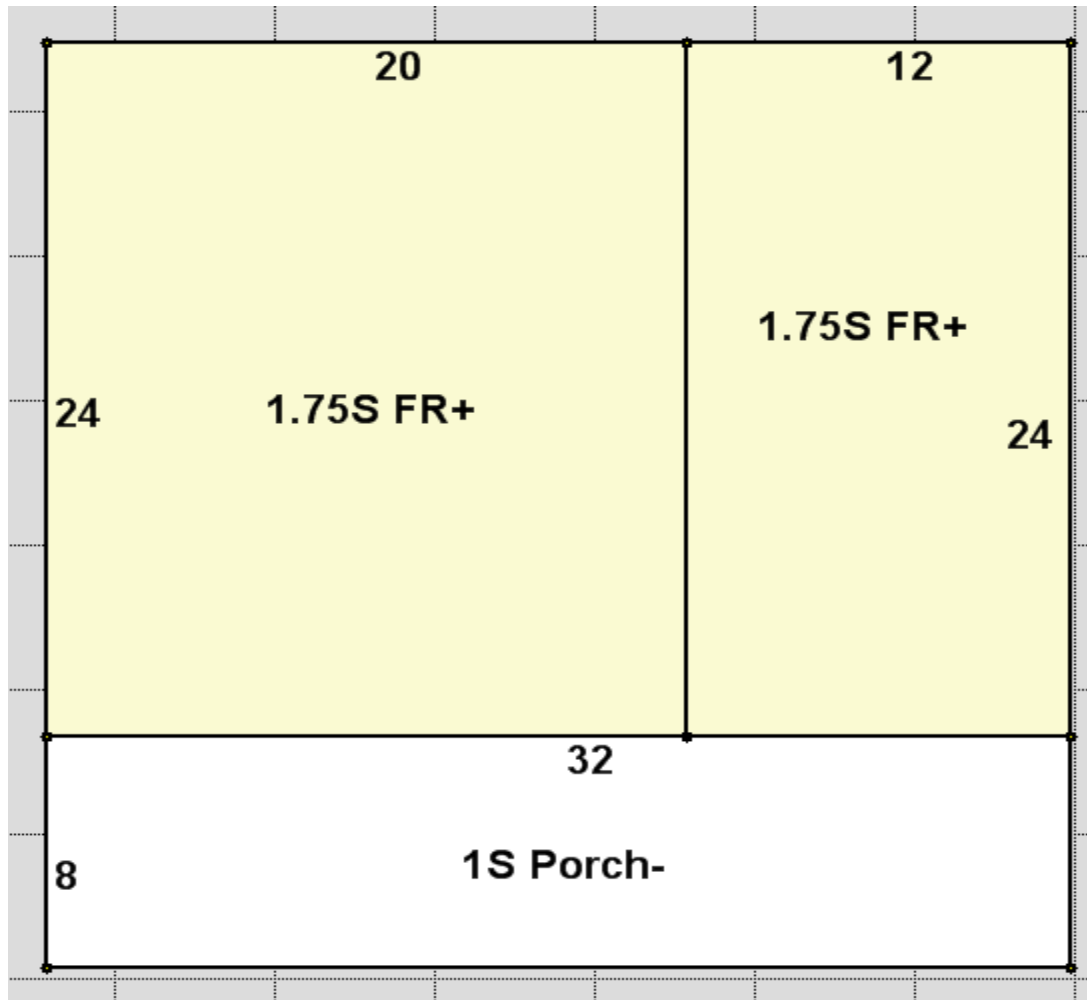
MONITOR

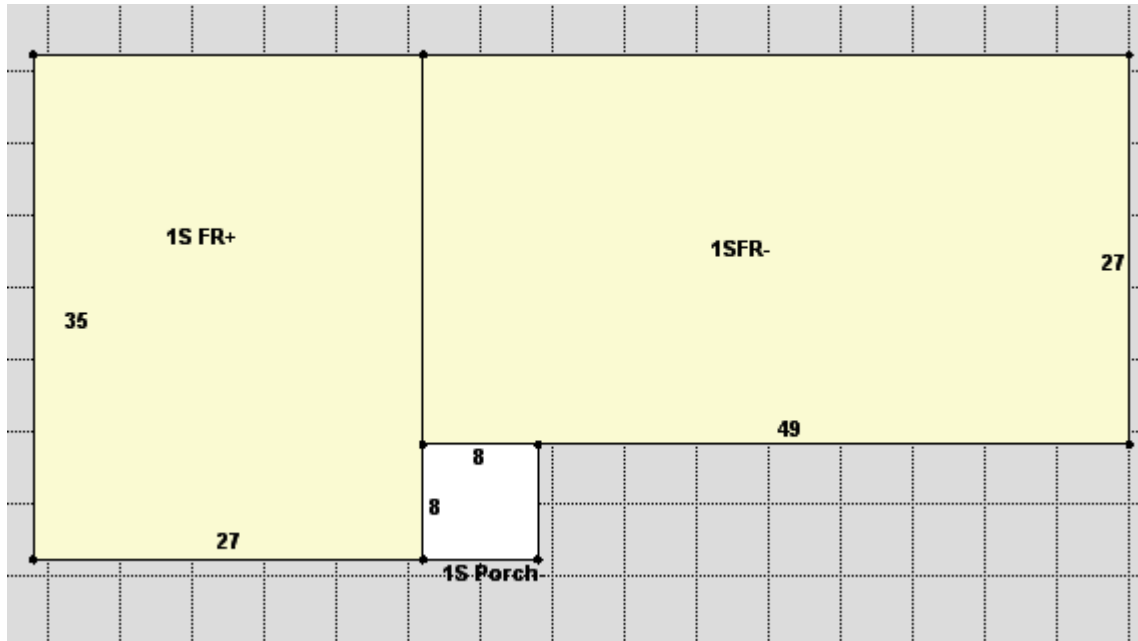


SAWTOOTH

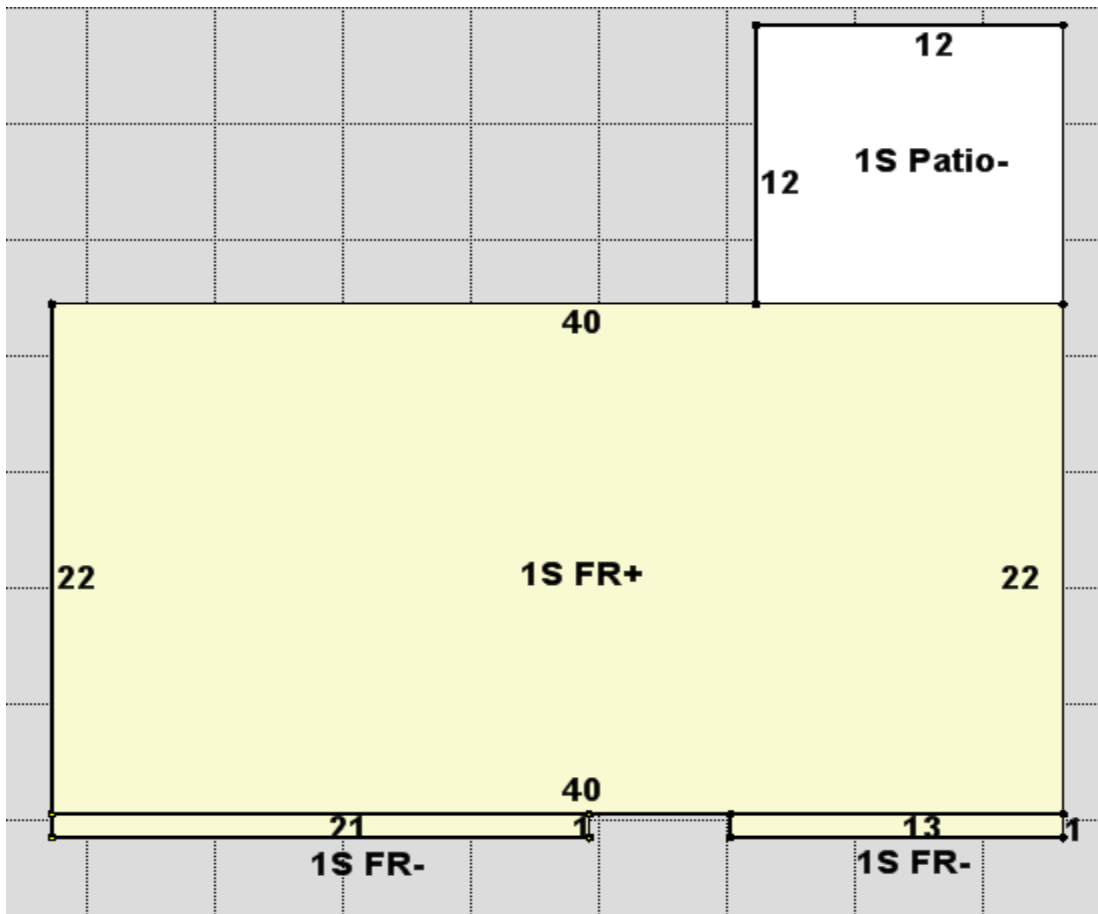


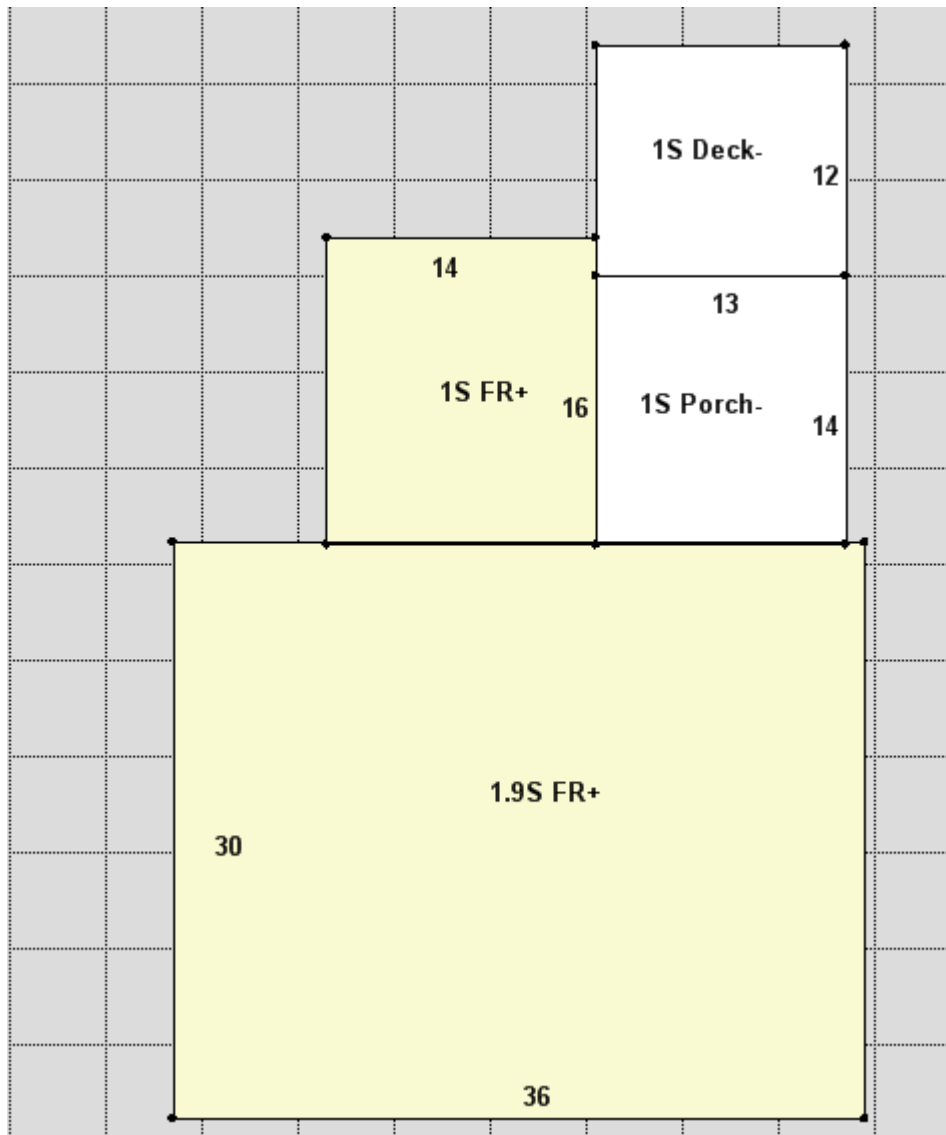
Examples of sketch and story heights

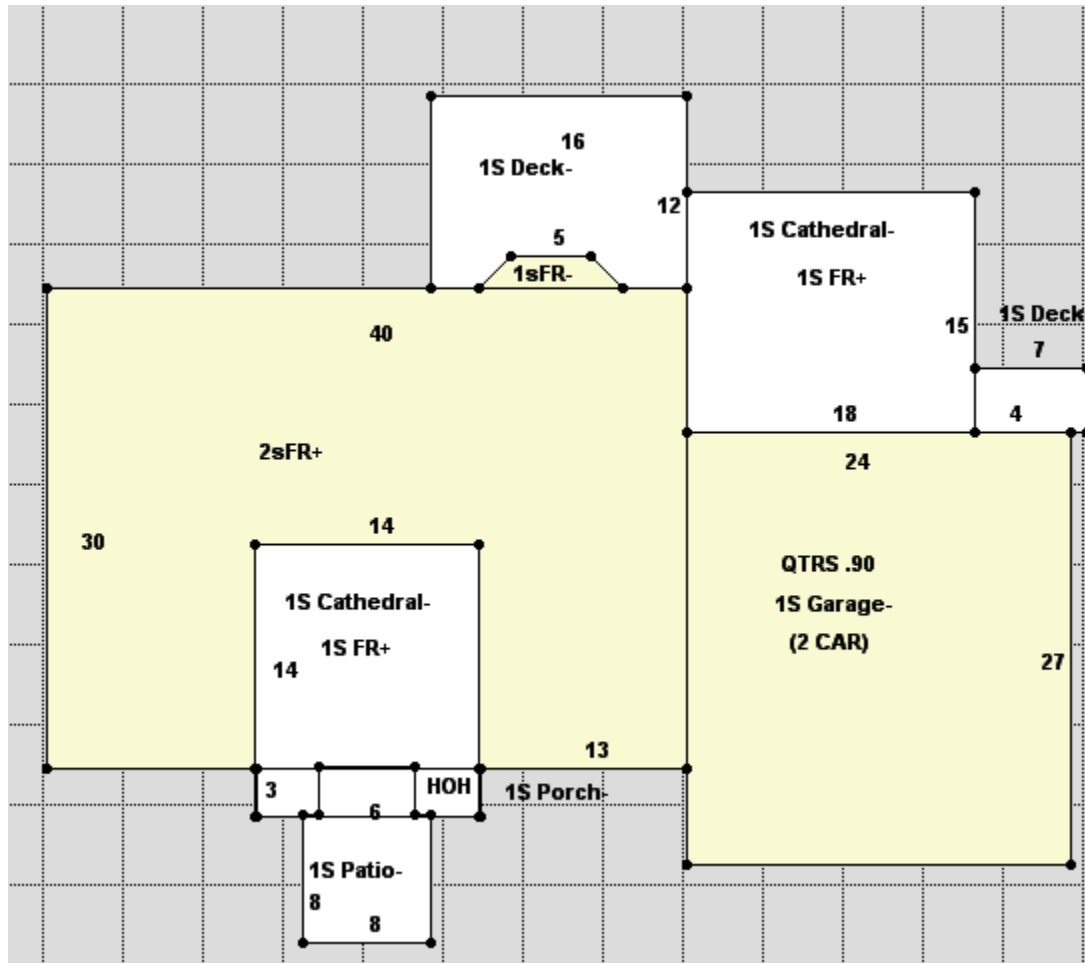


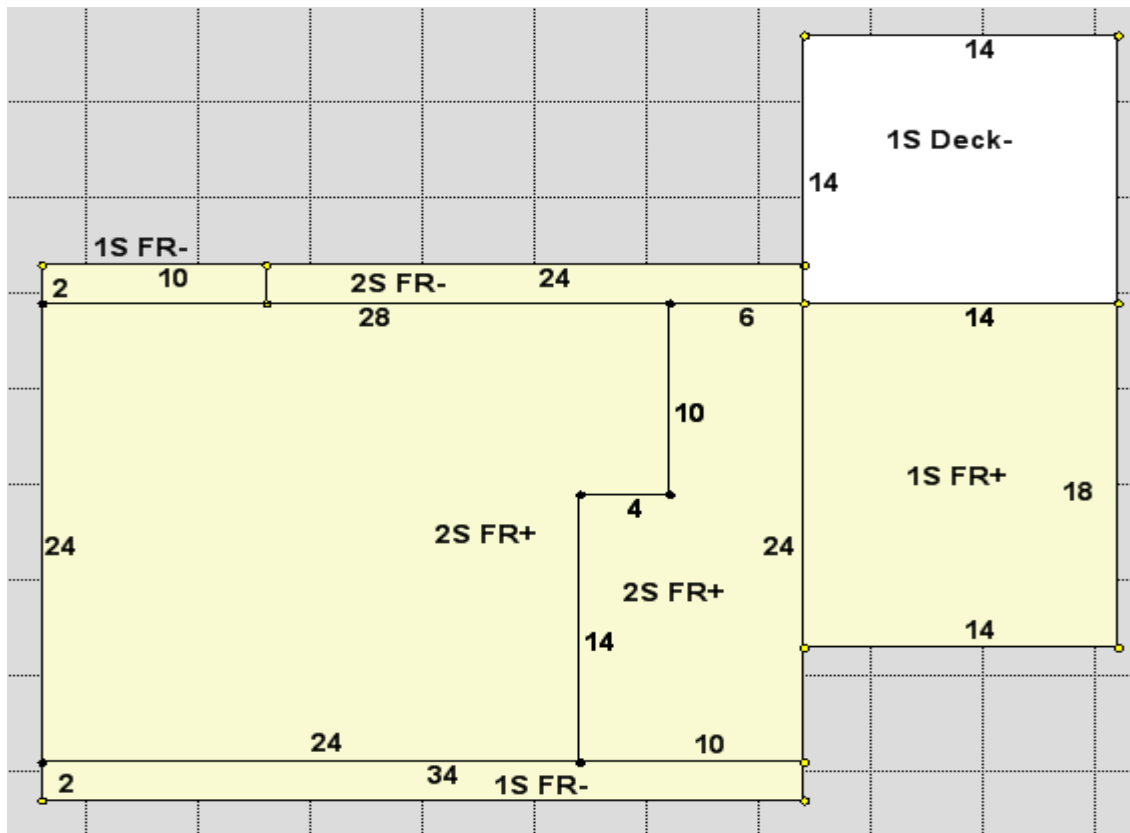


Bsmt Finished Area Finished L









Story Heights

These are story heights that are typically used. The story heights are used for all styles of house. Example, on a 2-story house that has 40% living area on third floor would be a 2.4 story... Story heights will be set before a town's data collection starts and you will be given what they are. Examples below.

1S FR – Structure will only have living area on first floor.



1.4 SFR – 2nd Floor living area that will cover up to 40% of first floor or less. No shed dormer



1.65 SFR – 2nd floor area will cover between 45% - 74% of first floor. Shed dormers are typical.



1.75 SFR – 2nd floor will cover between 76% - 89% of first floor. Multiple dormers present.



1.9 SFR – Typically Dutch Colonial. 2nd floor covers between 90% - 99% of first floor



2 SFR – 1st and 2nd floor are roughly the same area.



These are the codes for the house construction. The number reflects the story height. (+) indicate there is a basement. (–) indicates no basement.

1S FR - 1 story frame

1 S MAS – 1 story masonry (includes brick or stone construction, not facing)

1S WFWMV – 1 story, wood frame with masonry veneer (brick or stone facing over wood frame construction)

1S STL – 1 story steel construction

Outbuilding/Components Abbreviations

These are the most common attached/detached outbuildings used from town to town. If new ones are added per town's request, you will be notified. Outbuildings are one story height. The sketch will suppress the 1S on the label if it is a one story in order to make the sketch cleaner.

Barn – (frame, concrete block/frame, log, metal, silo)

Basement – (extension, extension finished, foundation)

Carport – (frame, metal)

Cathedral – (cathedral ceiling)

Coop

Courts – (tennis, paddle)

Deck – (wood)

Garage – (frame, concrete block/frame, cut stone, log, metal, rubble/brick, condo attached, condo detached)

Gazebo

Greenhouse – (frame, glass/steel, glass/wood, plastic/frame)

Indoor Pool – (concrete, fiberglass, gunite, vinyl)

Patio – (brick, concrete, flagstone)

Pool – (concrete, fiberglass, gunite, vinyl)

Porch – (Enclosed, open, screen, jalousie)

Shed – (Average shed, concrete block/frame, coop, frame, lean to, log, low quality, metal, rubble/brick, vinyl, wagon shed)

Stables – (Frame)